The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
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Specific Design Plan SDP-2025-0015
Saddle Ridge

REQUEST	STAFF RECOMMENDATION
Development of 450 single-family detached dwellings and 253 single-family attached dwellings, with recreational amenities.	With the conditions recommended herein: • APPROVAL of Specific Design Plan SDP-2025-0015 • APPROVAL of Type 2 Tree Conservation Plan TCP2-2026-0032

Location: South of Floral Park Road and north of MD 373 (Accokeek Road), approximately one mile west of the intersection of MD 373 and Brandywine Road.

Gross Acreage:	289.36
Zone:	LCD
Zone Prior:	R-S
Reviewed per prior Zoning Ordinance:	Section 24-1704(g)
Dwelling Units:	703
Gross Floor Area:	None
Planning Area:	85A
Council District:	09
Municipality:	None

Applicant/Address:
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Planning Board Date:	06/11/2026
Planning Board Action Limit:	06/15/2026
Staff Report Date:	05/28/2026
Date Accepted:	04/06/2026
Informational Mailing:	10/23/2025
Acceptance Mailing:	03/30/2026
Sign Posting Deadline:	05/12/2026

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301 952 3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2025-0015
Type 2 Tree Conservation Plan TCP2-2026-0032
Saddle Ridge

The Urban Design staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

This property is within the Legacy Comprehensive Design (LCD) Zone. Therefore, this application is being evaluated in accordance with the provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(g) of the Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), "subject to the terms and conditions of prior development approvals which it has received." Accordingly, this SDP is being reviewed in accordance with the prior Zoning Ordinance and subject to the terms and conditions of the following development approvals: Zoning Map Amendment (Basic Plan) A-10060; Comprehensive Design Plan CDP-22001, and Preliminary Plan of Subdivision 4-24013. Under the prior Zoning Ordinance, the property is subject to the standards of the Residential Suburban Development (R-S) Zone, which applied to this property prior to April 1, 2022. Therefore, staff considered the following in reviewing this SDP:

a. Zoning Map Amendment (Basic Plan) A-10060;

b. The prior Prince George's County Zoning Ordinance for the Residential Suburban Development (R-S) Zone;

c. Comprehensive Design Plan CDP-22001;

d. Preliminary Plan of Subdivision 4-24013;

e. Certificate of Adequacy ADQ-2024-019;

f. Specific Design Plan SDP-2304;

g. Specific Design Plan SDP-2501;

h. The 2010 *Prince George's County Landscape Manual;*

i. The 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

j. The Prince George's County Tree Canopy Coverage Ordinance;

k. Referral comments; and

l. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan, the Urban Design Section recommends the following findings:

1. Request: The applicant is proposing to develop 450 single-family detached dwellings and 253 single-family attached dwellings (townhouses), with recreational amenities.

2. Development Data Summary:

	EXISTING	**EVALUATED**
Zone	LCD	R-S
Use	Vacant	Single-family Detached and Attached Dwellings
Total Gross Acreage	289.36	289.36
Floodplain Acreage	33.24	33.24
Total Net Acreage	256.12	256.12
Lots	10	703
Parcels	8	96
Gross Floor Area (square footage)	0	6,032 (clubhouse)
Total Dwelling Units	0	**703**
Single-family detached	0	450
Single-family attached	0	253

Parking Data (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking	**Required**	**Provided**
Single-family detached at 2 x 450 units	900	1,350*
Townhouse units at 2.04 x 253 units	517	709**
Community building (Clubhouse)***	40	43***
Tennis Court	8	27***
On-street parking	-	129****
Total Parking Provided	1,546	**2,258**

Notes: *In addition to a two-car garage, the driveway of each single-family detached unit can accommodate one additional parking space. All parking spaces are standard size (9.5 feet by 19 feet).

**In addition to a one- or two-car garage, the driveway of each single-family attached home can accommodate one additional parking space. All parking spaces are standard size (9.5 feet by 19 feet).

***Parking spaces for the community building and tennis court are of standard size (9.5 feet by 19 feet). Among 43 spaces for the community building, one is a standard handicap-accessible space and one is a van size handicap-accessible space. Among 27 spaces for the tennis court, one is a standard handicap-accessible space and one is a van size handicap-accessible space.

****All 129 on-street parking spaces are standard size (9.5 feet by 19 feet), which are shown on Sheets 06, 08, 10, 11, 18, and 19 of the site plan.

BICYCLE SPACES

Parking	Required	Provided
Tennis Court	-	4
Parcel A3	-	4
Parcel R3		4
Community Building (Clubhouse)	-	8
Parcel X1	-	4
Parcel I1	-	4
Total Bicycle Parking Provided	-	**28**

3. **Location:** The subject property is located south of Floral Park Road and north of MD 373 (Accokeek Road), approximately one mile west of the intersection of MD 373 and Brandywine Road. The site is in Planning Area 85A and Council District 9.

4. **Surrounding Uses:** The subject site is bounded to the north by Floral Park Road, with land in the Residential, Rural (RR) Zone beyond, developed with single-family detached homes. The subject site is bound to the south by MD 373, with land also zoned RR beyond, developed with the Millville Quarry. The subject site is bisected by an approximately 350-foot-wide strip of land owned by the Potomac Electric Power Company (PEPCO), which contains power transmission lines and structures, separating the site into two development pods. The northern section of the development is located on the south side of Floral Park Road, at its intersection with Whitaker Park Drive. The southern section of the development is located on the north side of MD 373, approximately 0.75 mile west of its intersection with MD 5 (Branch Avenue). To the west of the site lies land in the Residential Estate (RE) Zone developed with single-family detached homes, with land in the Agricultural-Residential (AR) Zone beyond. To the east of the site lies land in both the RE and RR Zones, sparsely developed with single-family detached homes, and also abutting the Maryland-National Capital Park and Planning Commission (M-NCPPC)-owned and operated Pleasant Springs Park (Park ID: WO7), with MD 5 beyond.

5. **Previous Approvals:** Several Special Exceptions (SE-1589, SE-1590, and SE-1595) were approved by the Prince George's County District Council in 1967, for three separate parcels for gas storage field operations by the Washington Gas Light Company. No conditions were

required for these special exceptions. Further information can be found in Zoning Resolution Nos. 444-1967, 445-1967, and 450-1967.

SE-2903 and SE-4043 were approved by the District Council on April 26, 1976 and October 9, 1992, respectively. The applications were for sand and gravel mining operations by Lone Star Industries on Lots 45 through 47. No conditions were required for these special exceptions.

Sketch Plan S-07002 was certified by the Prince George's County Planning Director on November 11, 2007, consistent with Preliminary Plan of Subdivision (PPS) 4-07076. PPS 4-07076 was approved by the Prince George's County Planning Board on May 29, 2008, for 323 lots and 13 parcels. However, the property was never platted pursuant to the 4-07076 approval, which has since expired.

Zoning Map Amendment (Basic Plan) A-10060, to rezone the subject property from the Residential Estate (R-E) and Rural Residential (R-R) Zones to the Residential Suburban Development (R-S) Zone, was originally heard by the Planning Board on July 8, 2021. The Prince George's County Zoning Hearing Examiner then held a hearing on the application on October 27, 2021, but was unable to issue a decision prior to the Planning Board endorsing the Countywide Map Amendment (CMA) on October 28, 2021, which then tolled A-10060.

On November 29, 2021, the District Council adopted Council Resolution CR-136-2021, approving the CMA, with an effective date of April 1, 2022. On December 20, 2021, the applicant submitted a written request that consideration of A-10060 proceed, as amended to request rezoning to the Legacy Comprehensive Design (LCD) Zone, and revised its basic plan. A-10060 was then approved by the District Council on October 17, 2022 (Zoning Ordinance No. 9-2022) to rezone the subject property from the R-E and R-R Zones to the LCD Zone or the prior R-S Zone. Per Section 27-4205(c) of the Prince George's County Zoning Ordinance, development within the LCD Zone shall comply with the applicable approved basic plan.

Comprehensive Design Plan CDP-22001 was approved by the Planning Board on November 9, 2023 (PGCPB Resolution No. 2023-108) for a mix of housing types consisting of up to 954 dwelling units.

Specific Design Plan SDP-2304 was approved by the District Council on October 29, 2024, for infrastructure improvements including public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities.

Certificate of Adequacy ADQ-2024-019 was approved by the Planning Director on July 9, 2025. This ADQ is valid for 12 years from the date of its approval and subject to the additional expiration provision of Section 24-4503(c) of the Prince George's County Subdivision Regulations.

Preliminary Plan of Subdivision 4-24013 was approved by the Planning Board on July 31, 2025 (PGCPB Resolution No. 2025-060) for 783 lots and 97 parcels, in support of development of 530 single-family detached dwelling units and 253 single-family attached dwelling units.

Specific Design Plan SDP-2501 was approved by the Planning Board on October 30, 2025 (PGCPB Resolution No. 2025-094), for an umbrella architecture package of 19 single-family detached and 9 single-family attached home models.

6. **Design Features:** The irregularly shaped property is characterized by rolling terrain, with steeper slopes associated with Burch Branch, which runs generally north-south through the western portion. Burch Branch, and its system of associated tributaries, are significant features and amenities and will be surrounded by woodland conservation, a master-planned trail, and parkland dedication. A PEPCO transmission line bisects the northern section of the property. No vehicular access is proposed to cross the PEPCO easement; however, the master-planned trail will connect the north and south pods of development, providing bike and pedestrian access to amenities throughout the new neighborhood.

Two entry/exit points are located off Floral Park Road to the northern development pod, which includes 163 townhouse dwelling units. Three entry/exit points are located off Accokeek Road to the larger southern development pod, which includes the remaining units and the clubhouse. An internal network of public and private streets provide access to the units, each having a garage. The plans submitted show sidewalks along all street frontages of the subject site. On-street parking is provided near each townhouse development section, to provide visitor parking.

Architecture
The subject SDP is for development of 450 single-family detached homes and 253 single-family attached homes. With SDP-2501, the Planning Board approved an umbrella architecture package of 19 single-family detached home models and 9 single-family attached home models.

The subject SDP includes the architecture of the proposed 6,032-square-foot community building (clubhouse). This building is located in the middle of the southern portion of the development and is approximately 19 feet in height. The design of the building includes a low gable roof with multiple projections, covered with asphalt shingles, horizontal siding, fiber cement panels, stone columns, and large windows in a contemporary design.

Figure 3: Front Elevation of Community Building (Clubhouse)

Recreational Facilities
The applicant is proposing on-site recreation to satisfy the mandatory dedication of parkland requirement. Specifically, the applicant proposes various types of recreational facilities, including a clubhouse and pool, a dog park, a community garden, tennis courts,

playgrounds, and seating areas. These facilities will be constructed, based on the recreation facility staging table shown on Sheet 33 of the landscape plan, in line with the phased development construction.

Lighting
The subject SDP application includes one type of pole-mounted lighting, with details. This lighting fixture type is for the private roads and parking area of the proposed clubhouse. The submitted photometric plans also show adequate lighting for the areas where these light fixtures are located. No light fixtures are provided in the homeowners association (HOA) open space, on trails, or in amenity areas because these areas are intended for use from dusk to dawn. Finally, installation of light fixtures along public rights-of-way (ROW) throughout the site will be the responsibility of the operating agency.

Signage
The submitted plans show the location and details of five proposed entrance monument signs, which are located at each vehicular entrance. These signs vary in size and design, but all feature stone veneer, steel lettering and panels with spot lighting, limestone caps, and black three-rail fencing.

COMPLIANCE WITH EVALUATION CRITERIA

7. Zoning Map Amendment (Basic Plan) A-10060: A-10060 was approved without conditions; however, the following development data for the site applies, in accordance with the basic plan:

Development Data	
Gross Tract Area	**289.36 acres**
Mattawoman Floodplain	**32.75 acres**
1/2 Floodplain	**16.38 acres**
Net Tract Area (Gross Tract Area-1/2 Floodplain)	**272.98 acres**
Base Density (272.98 acres at 2.7 dwelling units per acre)	**737 units**
Max. Density (272.98 acres at 3.5 dwelling units per acre)	**955 units**

The subject SDP is in conformance with Basic Plan A-10060 because it proposes a total of 703 residential units, consisting of 450 single-family detached dwellings and 253 single-family attached dwellings.

8. Prince George's County Zoning Ordinance: The subject SDP is in conformance with the applicable requirements of the Zoning Ordinance in the prior R-S Zone, as follows:

a. This subject SDP application is in conformance with the applicable requirements of the R-S Zone, as stated in Part 8, Division 2, Subdivision 6, of the prior Zoning Ordinance. Single-family-detached and attached dwellings are permitted uses, per Section 27-512(b) of the prior Zoning Ordinance. The proposed density is below the base residential density permitted per Section 27-513(a). Relative to Section 27-513(d), each lot has frontage on and direct vehicular access to a public or private street, as approved with PPS 4-24013, and only one-family detached and

attached dwellings are proposed with attached units limited to 35 percent of the total units.

b. Section 27-480, General development regulations, of the prior Zoning Ordinance, includes various additional standards, relative to townhouse lots and architecture. The architecture of the single-family detached and attached units was analyzed for compliance with Section 27-480 and was approved with SDP-2501 (PGCPB Resolution No. 2025-094). The regulations of Section 27-480, as they relate to the subject SDP, are as follows:

(a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.

Staff have reviewed the development data for the proposed single-family attached lots, shown on the coversheet of the submittal (Sheet SDP-001), and recommend approval of the proposed development standards, which are as follows, with no variations at this time.

Development Standards	Single-Family Attached Dwellings (Townhouse)	Single-Family Detached Dwellings
Net Lot Area (Minimum square feet)	1,800 sq. ft.	4,000 sq. ft
Front Yard Minimum	15 ft	15 ft
Rear Yard Minimum	15 ft	15 ft
Side Yard Minimum (One side / Combined)	0 ft	5 ft / 10 ft
Lot Width Minimum at Front Street Line	20 ft	40 ft
Lot Width Minimum at Front BRL	20 ft	40 ft
Minimum Frontage on cul-de-sac	20 ft	30 ft
Minimum Space Between End Buildings	10 ft	N/A
Maximum Height	40 ft	40 ft
Maximum Building Coverage	65 percent	40 percent

Notes: (1) Variation to the above standards may be permitted on a case-by-case basis by the Planning Board, at the time of SDP, if circumstances warrant.

(2) Encroachment into setbacks are permitted for bay windows (3 feet), decks (10 feet), porches (10 feet), chimneys (2 feet), stoops (4 feet), outside open staircases (5 feet), foundations (4 feet), cantilevers (6 feet), and sheds (allowed within full rear yard setback).

(b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing

or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.

The subject SDP proposes a minimum lot area of 1,800 square feet for the proposed townhouses. Therefore, this requirement is met.

(c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.

The townhouse architecture approved with SDP-2501 included multiple façade options, with full front facades constructed of brick, stone, or stucco. A brick tracking chart, approved with that SDP, will ensure this requirement is met at the time of construction.

(d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units)would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space areas along the perimeter of the development area or areas of steep topography.

The subject SDP application is in conformance with this requirement because the maximum number of townhouses in each residential stick (or group) is six.

(e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the

exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.

As approved with SDP-2501, the proposed townhouses will have a minimum width of 20 feet and a minimum gross living space of 1,250 square feet.

(f) The maximum building height for multifamily dwellings for which an application for a Specific Design Plan is filed after December 30, 1996, shall be as follows: in the R-S and R-M Zones, forty (40) feet; in the R-U and L-A-C Zones, eighty (80) feet; and in the M-A-C Zone, one hundred and ten (110) feet.

No multifamily dwellings are proposed with this application.

(g) When property is placed in a Comprehensive Design Zone through a Sectional Map Amendment or through a Zoning Map Amendment intended to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation:

(1) The design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change, and a referenced exhibit of record for the property should establish and provide guidance for the development regulations to be incorporated in the Specific Design Plan.

(2) The limitations on the maximum percentages of townhouse and multifamily dwelling units contained in Section 27-515(b)(7), footnote 29, the lot area requirement in Subsection (b) above, and the lot width requirements in Subsection (e) above shall not apply. However, the Planning Board or District Council may impose similar restrictions where appropriate, only to implement the recommendations of the Master Plan or Sector Plan.

This property was placed in a comprehensive design zone through a zoning map amendment, but it is not related to any mixed-use development recommended by a master plan or sector plan. Accordingly, this finding is inapplicable.

c. Section 27-528(a) of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

The SDP is in conformance with the approved CDP and each of the relevant conditions of approval, as discussed in Finding 9 below. The subject SDP application is in conformance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual) requirements, as discussed in Finding 13 below. The applicable design guidelines for townhouses, set forth in Section 27-274(a)(1)(B) and (a)(11) of the Zoning Ordinance; and the applicable regulations for townhouses, set forth in Section 27-433(d) of the Zoning Ordinance, are discussed further in Findings 8(d) and (e) below, and the subject SDP is in conformance.

(1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;

This requirement is not applicable to the subject SDP application.

(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

This finding was evaluated at the time of PPS 4-24013, and with the accompanying approved Certificate of Adequacy (ADQ-2024-019), where adequacy of public facilities was found. The subject SDP is in conformance with both of these approvals.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

The approved Site Development Concept Plan (24297-2023-00) demonstrates that adequate provisions have been made for draining surface water, with no adverse effects on the subject property or adjacent properties.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

A revised Type 2 tree conservation plan (TCP2) was submitted with this application, updating the limits of disturbance and conservation and reforestation areas, in accordance with more detailed engineering and lot design. Staff recommend approval of the revised TCP2, which conforms with the proposed SDP.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The regulated environmental features (REF) on the subject property have been preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the SDP and in the statement of justification (SOJ) for impacts to REF and associated exhibits, dated May 2026. The applicant is requesting 16 revisions to approved primary management area (PMA) impacts (A, B, C, D, E, F, J, K, O, Q, R, T, V, W, X, and Y) and one new PMA impact (Impact Z). Staff recommend approval of the one new PMA impact and the revision of 16 previously approved PMA impacts, resulting in an overall increase of 0.76 acre of PMA impacts, for a total of 6.61 acres of PMA impacts. Further analysis of the SDP's compliance with this finding is provided in the Environmental Planning referral in the Referral Comments finding below.

d. Section 27-274(a)(1)(B) and (a)(11) contain design guidelines for townhouses, as follows:

(a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:

(1) General.

(B) The applicant shall provide justification for and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

The submitted SDP is found to be in conformance with all design guidelines, as discussed below. Therefore, this finding is not applicable.

(11) Townhouses and three-family dwellings.

(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees.

In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

The two development pod areas in which townhouses are proposed are currently mostly clear, previously disturbed land; therefore, preserving mature trees in these areas is not possible. However, the subject SDP maintains multiple areas of mature trees, pursuant to the previous approval of SDP-2304 for infrastructure.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

The site layout for townhouses is designed in an urban environment manner, with the majority of townhouse groups at right angles to each other and fronting on private roadways.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

The subject SDP application includes multiple locations of recreational facilities near townhomes. These facilities are designed in accordance with this requirement, as they are either separated from dwelling units by roads, or buffered with proposed landscaping when adjacent to the rears of buildings.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.

Nine townhouse models, each with at least five different elevation options, were approved with SDP-2501 for the

subject development. In addition, that approval conditioned that no two houses located next to or across the street from each other shall have the same elevation. This requirement is met.

(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

The submitted site landscape plans show that the rear yards of all townhouse units are either not abutting public ROWs or parking areas, or are appropriately buffered with landscaping.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

The proposed townhouses show offsets along a stick of units to enhance the aesthetic appearance of the proposed townhouse sticks, as was analyzed with SDP-2501.

e. Section 27-433(d) also contains regulations for townhouses, as follows:

(d) Dwellings.

(1) All dwellings shall be located on record lots shown on a record plat.

All dwellings are proposed to be located on lots that will be part of a required record plat.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than

six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

No horizontal, continuous, attached townhouse group contains more than six, nor less than three dwelling units, in conformance with this requirement.

(3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

The minimum width of townhouses is 20 feet in this SDP application.

(4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.

The townhouse models approved with SDP-2501 comply with this requirement, as all of them exceed the minimum requirement of 1,250 square feet.

(5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.

The townhouse architecture approved with SDP-2501 complies with this requirement, with respect to side and rear wall architectural treatments.

(6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.

The townhouse architecture approved with SDP-2501 complies with this requirement, relative to above-grade foundation walls.

(7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."

At least 60 percent of all townhouses, included in this SDP application, will have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco. A brick tracking schedule is included in the SDP.

(8) One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.

This requirement is not applicable to the subject SDP application.

9. Comprehensive Design Plan CDP-22001: CDP-22001 was approved by the Planning Board on November 9, 2023 (PGCPB Resolution No. 2023-108), subject to nine conditions and two considerations. The conditions relevant to the review of this SDP are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plaint text:

3. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.

Green building techniques were reviewed with SDP-2501 for the proposed architectural models. As far as sustainable site techniques, the applicant indicated that the SDP was designed using low impact development, including structural devices (engineer-designed systems) and nonstructural devices (vegetated, natural systems) to manage the flow and treatment of rainfall on the site. The development proposal will fulfill all regulatory SWM designs to maintain the water quality of the environmentally valuable Burch Branch habitat in the center of the property. A large portion of this habitat will be preserved woodland or dedicated to M-NCPPC as parkland.

4. Prior to approval of the associated final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Prince George's County Planning Department archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

The applicant provided the proposed sign locations, time of installation, and the draft text of the interpretive sign with this application. The applicant will continue to work with Historic Preservation Section staff to finalize the text of the interpretive sign, prior to approval of the final plat, per this condition.

8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.

The applicant provided building permit timing for construction of the master-planned trail on-site throughout the proposed five construction phases. Staff support the timing of construction to ensure the facility is constructed, prior to the final stage of development. However, due to the various site complexities, the timing shall be finalized with Prince George's County Department of Parks and Recreation (DPR) staff and reflected on the SDP, prior to certification.

Consideration

1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.

The subject SDP includes a dog park for small and large dogs on Parcel G1, at the southern end of the northern pod of development. The circulation exhibit also indicates locations for 13 dog waste stations throughout the community and along the master-planned trail.

10. Preliminary Plan of Subdivision 4-24013: PPS 4-24013 was approved by the Planning Board on July 31, 2025 (PGCPB Resolution No. 2025-060), subject to 23 conditions. The conditions relevant to the review of this SDP are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plaint text:

2. Prior to approval, the final plat of subdivision shall include:

a. Right-of-way dedication along Floral Park Road and MD 373 (Accokeek Road), in accordance with Section 24-123(a)(1) of the prior Prince George's County Subdivision Regulations and the approved preliminary plan of subdivision.

b. The granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, and along at least one side of all private streets, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, and in accordance with the approved preliminary plan of subdivision.

The ROW dedication along Floral Park Road and MD 373 is correctly shown on the SDP, in accordance with the approved PPS. The minimum 10-foot-wide public utility easement along both sides of all public streets and one side of all private streets is also shown on the SDP, in conformance with this condition and in accordance with the approved PPS.

3. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

a. A minimum 10-foot-wide shared-use path along the property frontage of Floral Park Road and MD 373 (Accokeek Road), unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

A 10-foot-wide shared-use path is proposed along the property's frontage of Floral Park Road. Staff recommend that the plan be updated to include a 10-foot-wide shared-use path along MD 373, subject to approval of the Maryland State Highway Administration (SHA), in accordance with the condition above.

b. A minimum 10-foot-wide shared-use path along the alignment of the Burch Branch Trail throughout the site.

A 10-foot-wide shared-use path, along the alignment of the Burch Branch Trail, is provided and shown in detail with the SDP and the Circulation exhibit.

c. A standard bicycle lane, shared road pavement markings, and signage along Floral Park Road and MD 373 (Accokeek Road), in accordance with the American Association of State Highway and Transportation Officials guidelines, as modified by the permitting agency.

In lieu of a standard bicycle lane, shared road pavement markings, and signage, a 10-foot-wide shared-use path is shown along the property's frontage on Floral Park Road. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has provided written correspondence noting its acceptance of this modification and that it is not requiring a bicycle lane, nor additional pavement markings along Floral Park Road.

There is no bicycle lane or additional pavement markings shown on the plan along the frontage of MD 373. The applicant has stated that the plans are still in progress, in coordination with SHA. There are no updates yet from SHA's review (as the operating agency) of the MD 373 roadway improvements. Staff recommend a condition herein that the plan be updated to include bicycle facilities along MD 373, or provide correspondence from SHA that frontage improvements have been modified. Adequate ROW exists to construct a standard bicycle lane, shared road pavement markings, or a wide shoulder, subject to approval of SHA, the operating agency.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared-use path is not proposed.

A minimum 5-foot-wide sidewalk is provided along all internal roadways, with the exception of areas where the 10-foot-wide shared-use path is provided.

e. Perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontages, and throughout the site crossing internal intersections.

Appropriate curb ramps and crosswalks are provided at all vehicular access points, along the frontage and throughout the site.

f. Short-term bicycle parking at any proposed recreational areas.

Short-term bicycle parking racks are provided in six locations, for a total of 28 bicycle parking spaces. Each location includes two bicycle racks for four bicycle parking spaces, except for the clubhouse, where four bicycle racks (eight spaces) are proposed.

4. Prior to acceptance of the first specific design plan, other than for infrastructure only, frontage improvement plans at the site access points shall be reflected on the plans. These plans shall include the recommended master-planned bicycle and pedestrian facilities and acceleration/deceleration lanes unless modified with written correspondence from the operating agency.

Frontage improvements have been provided, as recommended, along Floral Park Road and MD 373, except for bicycle facilities along MD 373. Staff recommend a condition herein that the SDP be updated to include bicycle facilities along MD 373, or provide correspondence from SHA that frontage improvements have been modified. Adequate ROW exists to construct a standard bicycle lane, shared road pavement markings, or a wide shoulder, subject to approval of SHA, the operating agency.

6. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan SDC No.24297-2023, and any subsequent revisions.

The SDP and TCP2 are in conformance with the approved SWM Concept Plan, 24297-2023. The applicant has proposed minor changes to the stormwater outfall and sewer line locations. If DPIE requires a new concept, this approved concept plan shall be provided, prior to certification of the TCP2.

7. At the time of final plat, in accordance with Section 24-121(a)(7) of the prior Prince George's County Subdivision Regulations and Comprehensive Design Plan CDP-22001, approximately ±102.87 acres of parkland as public benefit, as shown on the preliminary plan of subdivision (Parcels D, E, E1, G, I, J, M, P, R, S, T, U, V,X and Z), shall be conveyed to The Maryland-National Capital Park

and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

The SDP includes Parcels D, E, E1, G, I, J, M, P, R, S, T, U, V, X, and Z, totaling 102.88 acres, to be conveyed to M-NCPPC, in conformance with this condition and the approved PPS. These parcels are also identified in a chart on the coversheet, with their acreage and subsequent ownership.

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

A TCP2 is included with this application submittal, demonstrating the parcels to be conveyed to M-NCPPC. These parcels were reviewed by DPR, at the time of PPS, and are presented again with this application.

9. The applicant shall submit a copy of the letter to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

DPR has expressed support to the County for placement of woodland conservation easements on properties that are anticipated to be conveyed to M-NCPPC. A letter, in support, was sent from DPR to members of the Planning Department on January 30, 2026, and was included in the submittal.

11. Prior to approval of building permits, in accordance with Section 24-121(a)(7) of the prior Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowner's association, as identified on the approved preliminary plan of subdivision and site plan. Land to be conveyed shall be subject to the following:

SDP-2025-0015 provides 79 parcels (totaling 74.96 acres) to be conveyed to the HOA for open space, private roadways, and SWM facilities. However, the Parcel Chart on the coversheet does not list 10 of these parcels (Parcels BB1, D4, E2, E3, E4, F1, F3, G5, P1, and R1), which should be added, prior to certification of this SDP. The parcels being conveyed to the HOA are consistent with the PPS, except that the PPS approved 81 parcels and included Parcel D5, which is not proposed with this SDP. Further, the PPS inadvertently counted Parcel X under both the HOA parcels and the parcels to be conveyed to M-NCPPC. Therefore, there were only 80 parcels approved to be conveyed to the HOA, with the PPS (including Parcel D5 not proposed with this SDP).

12. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-012-2023-01, in conformance with Section 25-121 of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. The following note shall be placed on the final plat of subdivision:

13. Prior to issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

A Type 2 Tree Conservation Plan, TCP2-2026-0032, was submitted with this application. The TCP2 was found to be in conformance with Type 1 Tree Conservation Plan TCP1-012-2023-01 and is recommended for approval herein.

15. The applicant and the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing of construction of the master-planned trail shall be determined by the Prince George's County Planning Department, with the approval of a specific design plan (SDP). A public use easement shall be provided over the trail, with the width of the easement determined at the time of SDP.

The timing of construction of the master-planned trail will be in several phases to align with the phased construction of the development plan. A phasing plan is included with this application to demonstrate which portions and lengths of trail will be constructed, per development phase. This phased list is also located on Sheet 37 of the SDP. Construction drawings will be prepared and submitted to DPR, following approval of this SDP and prior to submission of a final plat, as is typical for this type of development. The location and extent of the public use easements are demonstrated on the SDP view sheets, and the standard DPR trail details are included with the SDP set. As a multi-phased development, the construction timing of the master-planned trail shall be finalized with DPR staff and reflected on the SDP, prior to certification. The public use easement shall encompass the entire width and length of the trail.

18. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with the timing of the trail construction to be determined at the time of the specific design plan for the residential development.

Details of the trail are included on Sheet 35 of the site plan set.

DPR staff highlights the following, regarding the proposed trail network, which should be addressed through revised plan submissions, prior to certification and interagency coordination, to ensure the trail system meets County connectivity goals, safety standards, and environmental requirements:

(a) Trail Alignment Burch Branch – Phase 4: Staff recommend evaluating alternative alignments along Burch Branch, including along the main entrance road from Accokeek Road or adjacent to existing M-NCPPC parkland near Phase 1A.

(b) System Connectivity and Regional Linkages: While internal neighborhood connections are generally supported, staff emphasize the need to anchor the trail system at existing and planned park properties at both termini (Accokeek Road and Floral Park Road). Coordination with DPR staff is needed to confirm the status and accessibility of these park parcels.

(c) North–South Trail Corridor Opportunity: The development presents an opportunity to establish a significant north–south trail corridor in the southern portion of the County. The design should support future connections to the regional Rose Creek Trail network and adjoining developments.

(d) Road Cross Sections and Safety Considerations: Additional details are needed on roadway cross sections where trails are proposed. Staff request review of design elements affecting safety and user comfort, including separation from vehicular travel lanes, driveway conflicts, frontage conditions, and landscape buffers.

(e) Environmental Constraints and Regulated Areas: Staff require documentation of REF and identification of areas to remain undisturbed, to ensure trail placement avoids sensitive natural resources.

As conditioned herein, prior to certification of this SDP, the applicant shall submit construction drawings of the master-planned trail and finalize the alignment and construction timing for approval by DPR staff.

20. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County *Park and Recreation Facilities Design Guidelines.*

The landscape plan set includes a Recreation Plan (Sheet 33) showing the locations of all proposed recreational facilities. The subsequent sheets include plans and details related to each facility, which will follow the standards outlined in the *Park and Recreation Facilities Design Guidelines.*

21. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Prince George's County *Park and Recreation Facilities Design Guidelines*, with the review of the specific design plan (SDP). Timing for construction shall also be determined at the time of SDP.

The landscape plan set includes plans and details for all proposed recreational facilities, which follow the standards outlined in the *Park and Recreation Facilities Design Guidelines.* The timing for construction of these facilities is provided on

Sheet 33 of the submitted landscape plan, and is found to be sufficient and properly sited.

11. Certificate of Adequacy ADQ-2024-019: ADQ-2024-019 was approved by the Planning Director on July 9, 2025, subject to eight conditions. The conditions relevant to the review of this SDP are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plaint text:

1. Total development within the subject property shall be limited to uses that would generate no more than 575 AM and 681 PM peak-hour vehicle trips.

The current proposal for 450 single-family detached homes and 253 single-family attached homes is within the established trip cap. The trip cap established in ADQ-2024-019 assumed 530 single-family detached homes and 253 single-family attached homes. This condition has been met.

2. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following roadway improvements, as designated below, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

(a) MD 373/ Southeast Site Access

(i) Construction of a deceleration lane along MD 373

The required deceleration lane along MD 373 is not shown on this SDP and, therefore, a condition is included herein requiring it to be shown.

5. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the Specific Design Plan.

A circulation plan, with details, is provided with this SDP to demonstrate on-site bicycle and pedestrian improvements. This requirement is met.

12. Specific Design Plan SDP-2304: SDP-2304 was approved by the Planning Board on July 11, 2024 (PGCPB Resolution No. 2024-057), subject to six conditions and one consideration. None of which are applicable to this SDP.

13. Specific Design Plan SDP-2501: SDP-2501 was approved by the Planning Board on October 30, 2025 (PGCPB Resolution No. 2025-094), subject to one condition. This condition is not applicable to this SDP.

14. 2010 Prince George's County Landscape Manual: Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the Landscape Manual. The proposed development is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The submitted landscape plans demonstrate compliance with all applicable sections.

The subject property is located in the prior Developing Tier and fronts Floral Park Road, a designated historic and scenic road, and MD 373, a designated historic road. Pursuant to Section 4.6, a minimum 20-foot-wide buffer, with a minimum of 80 plants units per 100 linear feet of frontage, is required for both roads and has been shown on the submitted landscape plan.

15. 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance effective prior to July 1, 2024 (2010 WCO), pursuant to Section 25-119(g) of the WCO. Specifically, the proposed development was the subject of approved TCP2-011-2024, which was accepted for review on or before June 30, 2024. The TCP2 submitted with this application, TCP2-2026-0032, is an amendment to TCP2-011-2024. It may continue to be reviewed under the 2010 WCO because it is a minor revision in accordance with Subsection 25-119(c)(4)(A) of the WCO.

The overall site contains a total of 202.91 acres of net tract woodlands, 29.24 acres of wooded floodplain, and has a woodland conservation threshold of 51.22 acres (20 percent/ prior zoning R S). The development proposes to clear 125.37 acres of woodland in the net tract, 2.74 acres of wooded floodplain, and 10.46 acres of off-site clearing, resulting in a woodland conservation requirement of 95.73 acres. The off-site woodland clearing is to connect to the nearest existing sewer line. The TCP2 and woodland conservation worksheet proposes 72.01 acres of on-site preservation, 14.40 acres of reforestation, and 9.32 acres of off-site woodland credits, for a provided woodland conservation of 95.73 acres.

This application is proposing to increase the off-site mitigation to 9.32 acres. The PPS approved 3.68 acres of off-site mitigation. Since this approval, The Washington Suburban Sanitary Commission (WSSC) requested that the on-site sewer line easement increase by 15 feet to allow installation and maintenance of the sewer line. Clearing for this on-site area has increased by 0.73 acre and clearing for the off-site sewer line has increased by 3.23 acres. This proposed increase of on-site clearing with this SDP still maintains its grandfathering, as a minor revision, because the additional easement area, and therefore the plan revisions, result from a governmental requirement.

Technical revisions to the revised TCP2 are required and included in the conditions listed in the Recommendation section of this technical staff report.

Specimen Trees

The site contains 275 on-site specimen trees, with 151 rated in good condition, 108 rated in fair condition, 10 rated in poor condition, 1 rated in fair/poor condition, and 5 not rated. With approved SDP 2304, the Planning Board approved the removal of 22 specimen trees, specifically Specimen Trees ST-2, ST-4, ST-10, ST-24, ST-26, ST-33, ST-34, ST-36, ST-37,

ST-74, ST-81, ST-90, ST-125, ST-126, ST-147, ST-176, ST-177, ST-219, ST-221, ST-235, ST-248, and ST-249. With PPS 4-24013, the Planning Board approved the removal of an additional 54 specimen trees, identified as ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, and ST-240 through ST-247.

With this SDP, the applicant's engineer determined that Specimen Tree ST-82 is requested to be removed, and previously approved for removal Specimen Trees ST-80, ST-81, ST-236, ST-247, and ST-249 can be saved, and will be shown on this TCP2 as being retained. Including the specimen tree requested for removal with the subject application, and the five trees previously approved for removal that can now be saved, of the overall Saddle Ridge development with 275 specimen trees on-site, 72 will have been requested and approved for removal and 203 will be preserved. The subject application is reliant on the prior variance approvals, except for ST-82 analyzed below.

Review of Subtitle 25 Variance Request
A Subtitle 25 Variance application and an SOJ, in support of a variance, was received for review with this application and was dated May 2026.

This May 2026 variance SOJ lists one specimen tree requested for removal and five previously approved for removal specimen trees to be retained. When reviewing this variance document, the specific location detail areas show only one specimen tree.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The letter of justification submitted seeks to address the required findings for one specimen tree, and details specific to the individual tree have been provided in the following chart:

SPECIMEN TREE SCHEDULE SUMMARY

ST #	COMMON NAME	Diameter (in inches)	CONDITION	Specimen Tree Impact Area	Specimen Tree Impact Disturbance
ST-82	Tulip poplar	32	Good	Tree/CRZ	Sewer

*Tree/CRZ = impacts both specimen tree and critical root zone

*Sewer = sewer line construction

Statement of Justification Request
A variance from Section 25-122(b)(1)(G) of the WCO is requested for the clearing of one on-site specimen tree identified as ST-82. After final engineering, five specimen trees previously approved for removal (ST-80, ST-81, ST-236, ST-247, and ST-249) can be saved.

This variance is requested to the WCO which requires, under Section 25-122, that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The Subtitle 25 Variance application form requires an SOJ of how the findings are being met.

The text in **bold**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

A. Special conditions peculiar to the property have caused the unwarranted hardship;

To meet this finding, the applicant must show that: (1) the variance is necessary to allow for a use of its property that is significant and reasonable; and (2)the use cannot be accomplished elsewhere on the property without a variance.

The Saddle Ridge subdivision contains extensive REF and proposes to minimize impact on these environmental areas, unless for infrastructure purposes. Several utility line locations have changed, due to engineering practices. ST-82 is located in an area where the sewer line was realigned. This impact is necessary to infrastructure. The applicant states that this tree falls within an area slated for grading and installation of the sewer line to serve one of the residential pods. ST-82 is a 32-inch tulip poplar in good condition; however, this species has poor construction tolerance. Removal of this tree is necessary to construct the sewer line and grade the area.

Staff find that requiring the applicant to retain the one additional specimen tree proposed for removal on the site, by designing the development to avoid impacts to the critical root zone, would cause the applicant an unwarranted hardship, due to conditions peculiar to the subject property.

The subject property has a combination of existing development and natural features that form the layout of the proposed development. The properties are divided into two development areas, north and south, which are separated by an existing PEPCO high tower power line easement. The subject property contains 100-year floodplain; mapped REF, including streams and wetlands; and mapped forest interior dwelling species habitat. The on-site stream, Burch Branch, flows into Piscataway Creek. These are both designated by the State as Tier II waterways, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. Specimen Tree ST-82 is located just outside of the PMA limits. In addition, there is a large amount of specimen trees (275) located throughout the entire property, which makes it challenging to develop the site without affecting a single specimen tree. These natural features constitute special conditions peculiar to the property.

The removal of ST-82 is due to the expansion of the sewer line easement. Originally, the sewer line easement was planned for a width of 30 feet. Since the last review of this subdivision, WSSC requested an additional 15 feet for the proposed sewer easement to ensure adequate access for maintenance of the utility. The location where the proposed sewer line is located is entirely within the PMA and the requested tree is just outside the PMA. With the impacts required for the sewer line installation, over 30 percent of the critical root zone will be impacted by excavation and grading activities. According to the Environmental Technical Manual, any specimen tree with over 30 percent critical root zone impact must be removed. The sewer line and its associated easement cannot be relocated to avoid impacts to ST-82. In particular, the location of the proposed manhole that the system is tying

into is determined by the length of the main sewer pipe and stream contours. As noted above, on-site streams are a special condition peculiar to the property.

Furthermore, the site's other REF and woodlands form the overall layout. Specifically, this development proposes to preserve significant environmental features such as the on-site woodland and on-site wetlands, to the extent practicable. The site contains 275 specimen trees, and this application is requesting one additional specimen tree be removed. ST-82 is located outside of the PMA, adjacent to a proposed sewer line limit of disturbance. The applicant is proposing 72.02 acres of their woodland conservation requirements on-site in preservation, and most of the remaining specimen trees are located within the area for preservation.

The proposed use, for residential suburban development, is a significant and reasonable use for the subject site, and it cannot be accomplished without the infrastructure impacts, specifically the sewer line requested with this variance. Specifically, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA) envisions Residential Low land use at the subject property, and the applicant's proposal is in line with this vision**.** Development cannot occur on the portions of the site containing PMA, which limits the site area available for development.

B. Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

The applicant states that the property contains many environmental features, and complying with the additional requirement to preserve the existing specimen trees on-site would deprive the applicant of rights commonly enjoyed by others to construct projects with necessary utilities. The SOJ states that limiting the developable area by protecting the root zones and specimen trees will deprive the applicant of the right to develop the property in a similar fashion as other properties located within Brandywine and the surrounding areas.

Staff concur that enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas. Not granting the variance would prevent the infrastructure project and the overall Saddle Ridge subdivision from being developed in a functional and efficient manner. The applicant proposes to remove ST-82 for a sewer line and its associated easement to support the proposed residential community. Without a variance, the applicant could not provide a properly sited sewer line with an adequate easement for its maintenance without further impacts to the PMA. Accordingly, enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

This development proposes to preserve significant environmental features, such as the on-site woodland and on-site wetlands, to the extent practicable. The site contains 275 specimen trees, and this application is requesting one additional specimen tree be removed. ST-82 is located outside of the PMA, adjacent to a proposed sewer line limit of disturbance. The applicant is proposing 72.02 acres of

the woodland conservation requirements on-site in preservation, and most of the remaining specimen trees are located within the area for preservation.

C. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Granting this variance is not a special privilege that would be denied to other applicants. Other similar residential developments that required the installation of new sewer infrastructure would be given the same considerations during the review of the required variance application.

D. The request is not based on conditions or circumstances which are the result of actions by the applicant;

The applicant has taken no action leading to the conditions or circumstances that are the subject of the variance request. The removal of one additional specimen tree would be the result of its critical root zone location within the proposed infrastructure limit of disturbance. Specimen trees with impacts greater than 30 percent are required to be removed

E. The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

There are no existing conditions, existing land, or building uses on the site, or on neighboring properties that have any impact on the specimen tree variance request.

F. Granting of the variance will not adversely affect water quality.

The removal of one specimen tree will not adversely affect water quality. Both SWM and sediment and erosion control requirements are to be met, in conformance with State and local laws, to ensure that the quality of water leaving the site meets the State's standards, which are set to ensure that no degradation occurs. The project will be subject to the requirements of the Prince George's County Soil Conservation District (PGSCD) and the approval of a stormwater concept plan by DPIE. The plan proposes to use microbioretention ponds and submerged gravel wetlands. The applicant is proposing to meet the woodland conservation requirement with on-site woodland preservation, reforestation, and off-site woodland credits.

The applicant submitted a variance request to remove one specimen tree (ST-82) for infrastructure construction for the proposed Saddle Ridge residential subdivision. Staff recommend the Planning Board approve the variance request for the removal of one additional specimen tree identified as ST-82.

16. Prince George's County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit**.** The subject site is in the LCD Zone, for which the tree canopy coverage (TCC) threshold shall be, as specified by Council Bill CB**-**27**-**2010, for the prior zoning of the property**.** In the prior R**-**S Zone, a minimum 15 percent of the 289**.**36 gross acres is required in TCC, or approximately

43.40 acres. The necessary schedule was provided on the landscape plan, demonstrating conformance to this requirement through the provision of on-site woodland conservation.

17. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized, as follows:

a. **Historic Preservation—**In a memorandum dated May 15, 2026, (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section provided comments that have been incorporated into the above analysis and summarized, as follows:

Phase I archeology surveys were completed on the property in 2007 and 2024. The 2024 survey identified one new Archeological Site, 18PR1259, and expanded the existing site, 18PR917. Sites 18PR917 and 18PR1259 are recommended ineligible for inclusion in the National Register of Historic Places. No further archeological investigation is recommended. Historic Preservation staff concur with the archeological report's conclusions and agree that no further work is necessary on Site 18PR917 or Site 18PR1259.

b. **Community Planning—**In a memorandum dated May 8, 2026 (Calomese to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to Subtitle 27, Part 8, Division 4, Subdivision 2, of the prior Zoning Ordinance, master plan conformance is not required for this application. However, they also provided an analysis of relevant general and master plan policies and strategies and concluded that the proposed development aligns with the *Plan Prince George's 2035 Approved General Plan* recommendations for the Established Communities area by providing a residential low development that is context-sensitive and consistent with the neighboring properties. The site design and architecture proposed with this SDP are consistent with the recommendations of the master plan, related to land use, environment, living area, and circulation and transportation.

c. **Subdivision Review—**In a memorandum dated May 8, 2026 (Bartlett to Huang), the Subdivision Section provided a review of the subject SDP for conformance with the conditions attached to the approval of PPS 4-24013. The relevant comments have been included in the above findings of this technical staff report and recommended technical corrections have been conditioned herein.

d. **Transportation Planning—**In a memorandum dated May 15, 2026 (Patrick to Huang), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this technical staff report.

Master Plan Right of Way
Per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Subregion 5 Master Plan and SMA, the following ROWs are required:

- Floral Park Road (P-512); 60-foot ROW
- Accokeek Road, MD 373 (C-527); 80-foot ROW

The development proposes 27.60 acres of roadway dedication, consistent with the approved PPS. ROW dedication will be required, at the time of the final plat.

Master Plan Pedestrian and Bike Facilities
This development case is subject to the MPOT's multimodal recommendations and includes the following facilities:

- Floral Park Road: Planned side path **–** This facility is shown on the plan.

- Accokeek Road, MD 373: Planned shared roadway **–** This facility will be located within the public ROW and is subject to the approval of SHA. Any modifications to master-planned facilities will be reviewed by the Transportation Planning Section, and shall include written correspondence from the permitting agency.

- Burch Branch Trail: Planned hard surface trail **–** The plan sheets identify the alignment of the trail as a 10-foot-wide shared-use path along the frontage and within the site. The intent of this facility has been met.

The Subregion 5 Master Plan and SMA recommends the following facilities:

- On-road dual-route bicycle facilities: Floral Park Road

- On-road dual-route bicycle facilities: Accokeek Road

The Subregion 5 Master Plan and SMA describes on-road, dual-route bicycle facilities on page 115, as follows:

> **Dual routes are roads that contain an off-road bicycle and pedestrian facility and an on-road bicycle facility. An appropriate on-road component of a dual-route facility would be a shared-use roadway, where the bicyclist shares the road with vehicles, or a painted bike lane. Even a wide, outside curb lane or a paved road shoulder can be used by bicyclists. Off-road components of a dual-route facility would be either a side path or a wide sidewalk that could be used by bicyclists, equestrians, and pedestrians.**

The subject site will be provided access along Floral Park Road, which is shown as a master plan primary facility in the Master Plan and SMA. While the applicant has acknowledged the MPOT recommendations of a side path along Floral Park Road, on-road dual-route bicycle facilities must be provided to meet the recommendations of the Master Plan and SMA along Accokeek Road. Staff recommend that the plan be updated to include on-road dual-route facilities along Accokeek Road, subject to approval of the applicable permitting agency.

e. **Environmental Planning—**In a memorandum dated May 11, 2026 (Schneider to Huang), the Environmental Planning Section provided a comprehensive analysis of

the SDP's conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in the above findings. Additional comments are as follows:

Natural Resources Inventory
In accordance with Section 27-527(b)(5) of prior Zoning Ordinance, an approved natural resources inventory (NRI) plan is required with an SDP. NRI-150-06-01 was approved on August 19, 2022, and was provided with this application. The TCP2 shows the required information, in conformance with the NRI.

Regulated Environmental Features
This application area contains floodplain and REF including steep slopes, wetlands, streams, and their associated buffers, which comprise the PMA.

Under Sections 27-527(b)(6) and 27-528(a)(5), the plan shall demonstrate the preservation and/or restoration of REF in a natural state, to the fullest extent possible. Impacts to REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate, if placed at the location of an existing crossing or at the point of least impact to the REF. SWM outfalls may also be considered necessary impacts, if the site has been designed to place the outfall at a point of least impact.

With SDP-2304 for infrastructure development, the Planning Board approved 20 PMA impacts (A, B, C, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and U) for SWM facilities and sanitary service connections. PPS 4-24013 approved three additional PMA impacts (D, V, and W) for trail and roadway tie-in grading for the subdivision application. These impact areas have been further engineered and WSSC has given additional comments, which have caused 16 of the previous impact areas to either be increased or reduced, and one eliminated. One new impact area has been added with this application for roadway tie-in grading. An SOJ was received with the application, dated May 2026. Environmental Planning staff recommend the revision of 16 previously approved impact areas (See the chart below) and a new impact area (Impact Z).

Analysis of Impacts
Based on the SOJ, the applicant is requesting 16 revisions to approved impacts and one new impact area, as described below:

SDP-2025-0015 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS 4-24014/ SDP-2304 Approved (SF)	SDP-2025-0015 Requested PMA (SF)	Change from 4-24014 to SDP-2025-0015 (SF)	PMA Feature impacted by Change
A	SWM Outfall	1898	1,780	-118	Stream Buffer
B	SWM Outfall	1795	2,106	311	Stream Buffer
C	SWM Outfall	921	946	25	Stream Buffer
D	Trail	5906	5911	5	Stream Buffer
E	SWM Outfall	868	884	16	Stream Buffer, Floodplain
F	Sewer Line	98394	121554	23160	Stream Buffer, Floodplain
G	SWM Outfall	3165	3165	0	Stream Buffer
H **	SWM Outfall	28	0	-28	Stream Buffer
I	SWM Outfall	1051	1051	0	N/A
J	SWM Outfall	3963	4318	355	Wetland, Wetland Buffer, Floodplain
K	SWM Outfall	3053	3049	-4	Wetland, Wetland Buffer, Stream Buffer, Floodplain
L	SWM Outfall	1189	1189	0	N/A
M	SWM Outfall	4342	4342	0	N/A
N	SWM Outfall	2875	2875	0	N/A
O	Sewer Line	11842	15432	3590	Stream Buffer, Floodplain
P	SWM Outfall	689	689	0	N/A
Q	Sewer Line	13256	18306	5050	Stream Buffer, Floodplain
R	SWM Outfall	6913	6346	-567	Stream Buffer
S	SWM Outfall	2348	2348	0	N/A
T	Road Crossing	36980	36987	7	Stream Buffer
U	SWM Outfall	1547	1547	0	N/A
V	Trail	43551	44322	771	Stream Buffer, Floodplain
W	Grading	4482	4082	-400	Steep slopes
X	SWM Outfall	2561	2559	-2	Stream Buffer
Y	SWM Outfall	1775	1775	0	N/A
Z	Road Crossing	0	215	215	Steep Slopes
Total		255,392 5.86 acres	287,778 6.61 acres	33,505 0.76 acres	

Note: **= Impact H has been eliminated

Analysis of Impacts – Revised impacts

Outfall Structures: 40,981 Square Feet Approved Impact Areas A, B, C, E, I, J, K, L, M, N, P, R, S, U, X and Y—These outfall locations are scattered throughout the application area for 25 microbioretention ponds and 12 submerged gravel wetlands

facilities, as approved by DPIE. The SWM locations were chosen because of their location, and stormwater will be best collected and then drain into REF in areas that will result in the least amount of erosion.

Proposed Revisions: new total 21,988 Square Feet for Outfall Structures A, B, C, E, J, K, R, and X—These structures have been moved to provide a more perpendicular alignment, to avoid a specimen tree and proposed sewer line, and through further engineering. The individual impact areas increased or decreased due to the revised location reasons listed above, resulting in a net decrease of 18,933 square feet. Impact areas G, I, L, M, N, P, S, U, and Y are to remain, as previously approved. Based on the foregoing, staff find that impacts for outfall structures A, B, C, E, J, K, R, and X have been minimized in that the proposed revisions represent a net decrease in impacts.

Utility (Sewer)Connections: 123,492 Square Feet Approved Impact Areas part of F, O, and Q—The three requested sewer impacts are needed to connect the various on-site development areas to a main sewer system, which is located off-site. Sewer lines are designed to be located where the natural topography will allow the contents to maintain a flow into a larger sewer main pipe, which is either located on- or off-site.

Proposed Revisions: new total 155,292 Square Feet for Impacts F, O, and Q— These impacts have been increased by 31,800 square feet because WSSC requested an increase of 15 feet to the easement area for future maintenance activities and potential future relief sewer alignments. The proposed additional impacts cannot be avoided or further minimized because the additional easement area has been requested by WSSC for maintenance and repairs, and the sewer line cannot be relocated because sewer lines are located in low lying areas.

Trail Crossing: 49,457 Square Feet Impact Areas D and V—There are two trail crossing connections proposed with this application. These requested trail impacts are to improve an existing farm road stream culvert crossing into a pedestrian trail crossing, and connect a proposed pedestrian trail from the proposed residential area to a future master plan trail. The trail impacts will connect two of the proposed on-site development areas and continue with a proposed subdivision trail system.

Proposed Revisions: new total 50,243 Square Feet for Impacts D and V—These two impact areas have been increased by 786 square feet, based on requirements from DPR and further engineering design changes. These proposed trail systems are located within a wooded stream valley with varying elevations. The standard trail design requires a certain trail width for various users (pedestrians, bikes, or horses). The on-site elevations require that the trail traverse steep conditions. These steep conditions required additional grading to tie into existing contours. The applicant has proposed to reforest some of this grading area that can be planted.

Road Crossings: 36,980 Square Feet Approved Impact Area T—There is currently one existing stream crossing within the application area. This stream crossing is proposed to be used as a road crossing. No other stream crossings are proposed to the six stream systems on-site. The requested stream crossing location of Impact Area T was chosen, due to the narrow width of the stream bed and

minimal impacts of adjacent REFs. A stream crossing of this subject stream channel is needed to gain access to a large upland area. No other stream crossings are required for the proposed application.

Proposed Revisions: new total 36,987 Square Feet for Impact T—After reviewing the engineering and design, this road crossing was moved slightly to have an increase in 7 square feet of PMA impact. This stream crossing is already located at the narrowest point of the stream system, which is the most desirable location for a crossing. An additional 7 square feet of impact is requested for tie-in grading to prevent erosion.

Road - Tie-In Grading: 4,482 Square Feet Approved Impact Area W and New Impact Z—An interior road is located outside of the PMA, but due to the adjacent steep slopes, impacts are required to tie in proposed grades with existing contours. This impact is required to give the adequate slope grade off the proposed roadway to prevent soil failure.

Proposed Revisions: new total 4,082 Square Feet for Impact W—This impact area has been reduced, due to further engineering design changes. Accordingly, it has been further minimized.

New Impact Z—This added impact is also required, due to the adjacent steep slopes to tie in proposed grades with existing contours. Impact Z will disturb 215 square feet of PMA (steep slopes). Due to the straight-line design of the proposed road layout and connection to adjacent proposed lots, the roadway cannot be moved. This roadway location has not changed from the PPS design. The need for tie-in grading to prevent erosion is due to the adjacent steep slopes from a swale system.

This application provides revisions to the proposed SWM structures, utility lines, trail connections, and adequate road tie-in grading for the Saddle Ridge residential subdivision. Staff recommend approval of the revised Impacts A, B, C, D, E, F, J, K, O, Q, R, T, V, W, and X, as well as the new Impact Area Z, and elimination of Impact Area H, all resulting in a net increase of 0.76 acre of PMA disturbance over what was previously approved with PPS 4 24014. The applicant stated that approximately 0.55 acre of the total impacts are temporary and can be replanted.

Stormwater Management

An approved SWM Concept Plan (14756 2023 SDC) for the entire Saddle Ridge development was submitted with SDP 2304. This concept plan was revised with Concept 24297 2023 SDC /P54603 2024 SDC, and was submitted with applications 4-24013 and SPD-2025-0015. In accordance with Section 27-528(a)(3) of Zoning Ordinance, the plan demonstrates that there are no adverse effects for SWM on either the subject property or adjacent properties. DPIE issued the approval on May 8, 2024. The plan proposes to use 25 microbioretention ponds and 12 submerged gravel wetlands. No fee is required for providing on-site attenuation and quality control measures.

This SDP-2025-0015 has requested revised impacts to the PMA for outfall revisions and sewer easement expansions. If DPIE reviews the revised impacts with this SDP application and determines that a new stormwater concept approval is required, this updated concept letter shall be provided before certification.

Soils

In accordance with Section 24-131 of the Subdivision Regulations, this application was reviewed for unsafe land restrictions. The County Code states "The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man made conditions on the property, such as, but not confined to, unstable fills or slopes."

According to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, soils present include Aquasco silt loam, Beltsville silt loam, Croom gravelly sandy loam, Croom Marr complex, Grosstown Woodstown Beltsville complex, Hoghole Grosstown complex, Lenni and Quindocqua soils, Leonardtown silt loam, Marr Dodon complex, Potabac Issue complex, Udorthents soils, and Westphalia and Dodon soils. Marlboro and Christiana clay are not found to occur on this property.

The site was previously mined for sand and gravel. Undocumented existing fill materials were encountered over the majority of the southern portion of the site, where reclaiming activities took place, on which direct structural support is not suitable. The geotechnical report provided by the applicant for review with the SDP-2304 application, provided recommendations such as lowering proposed grades, undercutting unsuitable subgrade, and replacing them with compacted fill, proof rolling, etc. to improve uncontrolled fill areas for the structural support of the residential subdivision development. As required with this geotechnical report, DPIE inspectors and an on-site geotechnical inspector will evaluate the settlement on loose or soft fills within this former sand and gravel mining area.

The review of the geotechnical report determined that SDP-2026-0015 has no soil or structural issues. This geotechnical mitigation work will be further analyzed and approved by DPIE with the grading permit review.

Erosion and Sediment Control

This site is within a Tier II catchment area, which are high-quality waters within the State of Maryland, as designated by the Maryland Department of the Environment, that are afforded special protection under Maryland's Anti degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams, in accordance with PGSCD requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by PGSCD. This Tier II buffer is shown on the approved NRI and submitted TCP2. PGSCD will review the proposed buffer impacts with future erosion and sediment control plans.

f. **Permits—**In a memorandum dated May 5, 2026 (Jackson to Huang), the Permit Review Section offered no comments on this application.

g. **Prince George's County Department of Parks and Recreation (DPR)—**In a memorandum dated May 11, 2026 (Thompson to Huang), DPR provided an analysis of the prior approvals, which is incorporated into the above findings of this technical staff report. They also recommended multiple conditions, including some for technical revisions which are included herein, and some that were already addressed through conditions included in the approval of the PPS 4-24013.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)—**In a memorandum dated May 15, 2026 (DeGuzman to Myerholtz), the Site/Road Plan Review Division of DPIE noted that this SDP does not fully match the conditionally approved site development concept and provided a list of comments that are to be addressed at the time of site development fine grading permit. SDP-2025-0015 exhibits major similarities, consistent with the SWM approved with Site Development Concept Plan 24297-2023, which will expire on May 8, 2027. All conditions noted on the site development concept approval letter and all necessary waivers will need to be addressed, at the time of permitting.

i. **Prince George's County Health Department—**In a memorandum dated April 29, 2026 (Adepoju to Huang), the Health Department offered a desktop health impact assessment of the proposed development and provided comments, relative to existing food facilities within the area and noise and dust impacts during construction, that have been conveyed to the applicant. They also indicated that the plan proposes improved continuous sidewalks, which should promote physical activity.

j. **Prince George's County Police Department—**At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.

k. **Prince George's County Fire/EMS Department—**At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.

l. **Maryland State Highway Administration (SHA)—**At the time of the writing of this technical staff report, no correspondence has been received from SHA.

18. Community Feedback—As of the writing of this technical staff report, staff did not receive any inquiries, regarding the subject SDP, from the community.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2025-015 and Type 2 Tree Conservation Plan TCP2-2026-0032 for Saddle Ridge, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors and/or assignees shall:

a. Label Parcel T on Sheet 20.

b. Relocate the label for Parcel C on Sheet 7 off of the tennis court.

c. Provide the area for Parcel F3, Pebble Fork Lane private right-of-way, on Sheet 8.

d. Revise the parcel labeling of the Gentle Knoll Court private right-of-way on Sheets 9 and 11, shown as both Parcel D4 and E5, to reflect the same parcel number and add the area of that parcel.

e. Provide the area for Parcel F1 on Sheet 8.

f. Relocate the area for Parcel G under the label for Parcel G on Sheet 10.

g. Provide the area for Parcel G5 on Sheet 10.

h. Provide the area for Parcel P1 on Sheet 25.

i. Provide the area of Parcel R1 on Sheet 22.

j. Add the following missing parcels to the Parcel Chart on the coversheet: Parcels BB1, D4, E2, E3, E4, F1, F3, G5, P1, and R1.

k. Remove the area of road dedication from the Parcel Chart on the coversheet and add the total number of parcels, provided with this SDP, as 95 parcels.

l. Revise the SDP to show the required deceleration lane along MD 373 (Accokeek Road).

m. Provide a 10-foot-wide, shared-use path along the site's frontage of MD 373 (Accokeek Road), unless modified with written correspondence from the operating agency.

n. Revise the Trails exhibit to re-label Phase 3 to Phase 2.

o. Submit construction drawings of the master-planned trail, including modifications to the trail alignment and construction timing, for approval by the Prince George's County Department of Parks and Recreation.

p. Change the "Permit Trigger" column header in the Recreational Facilities schedule, on Sheet 33 of the landscape plan, to "Construction Timing."

q. Remove the recreational facility value calculation formula from Sheet 33 of the landscape plan.

2. Prior to certification of the specific design plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:

a. Add the Forest Conservation Act Reporting Information table to the note sheet, with information filled out for each line item.

b. Add the following note to the plan under the Specimen Tree table:

> "NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) with SDP-2025-0015 for the removal of one specimen tree (Section 25-f122(b)(1)(G)): ST 82."

c. Revise the notes under the Specimen Tree table to add the TCP2 number (TCP2-2026-0032).

d. Add the sheet match numbers to the key sheet detail and to the plan view on each sheet.

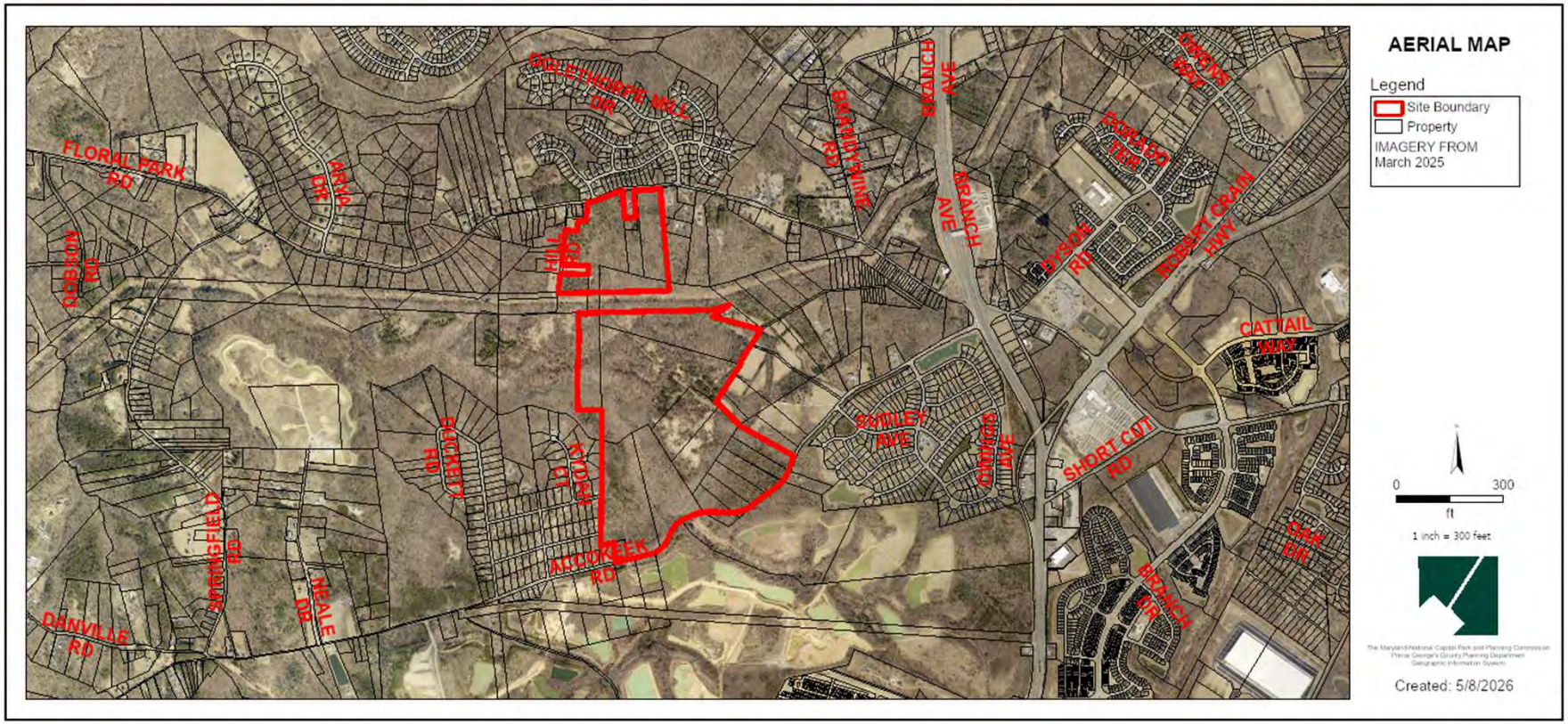
e. Add "SDP-2025-0015" to the title block of each sheet.

f. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

SADDLE RIDGE

Specific Design Plan

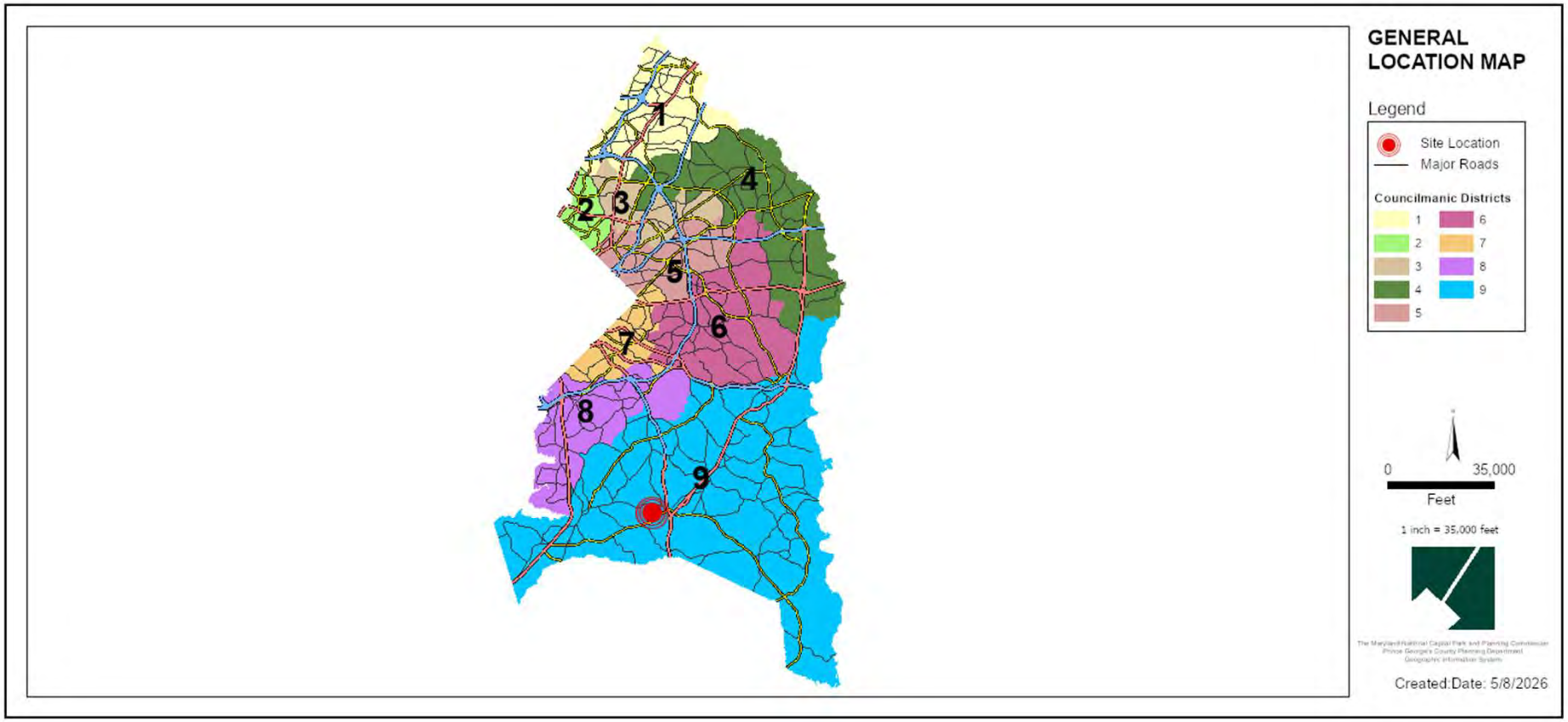
Staff Recommendation: APPROVAL with conditions



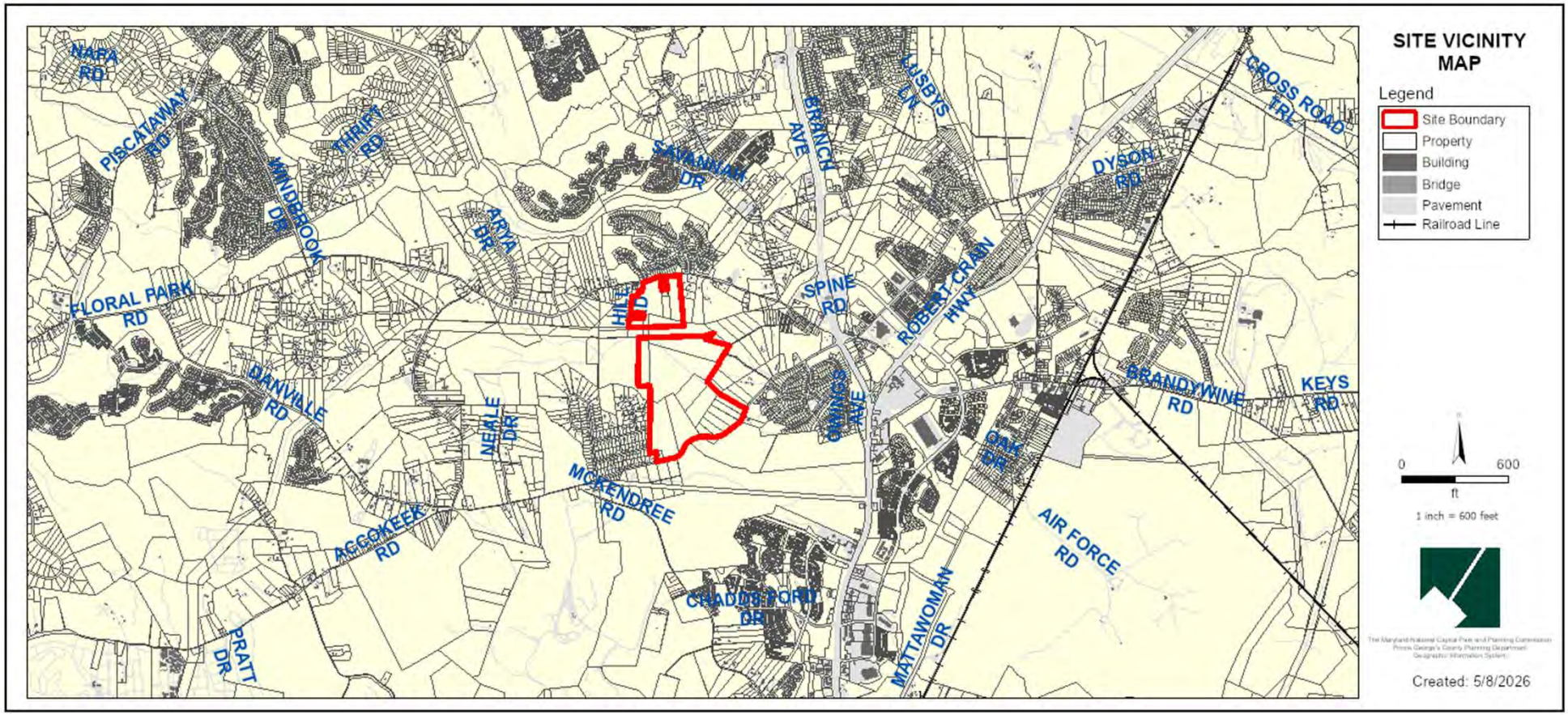
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

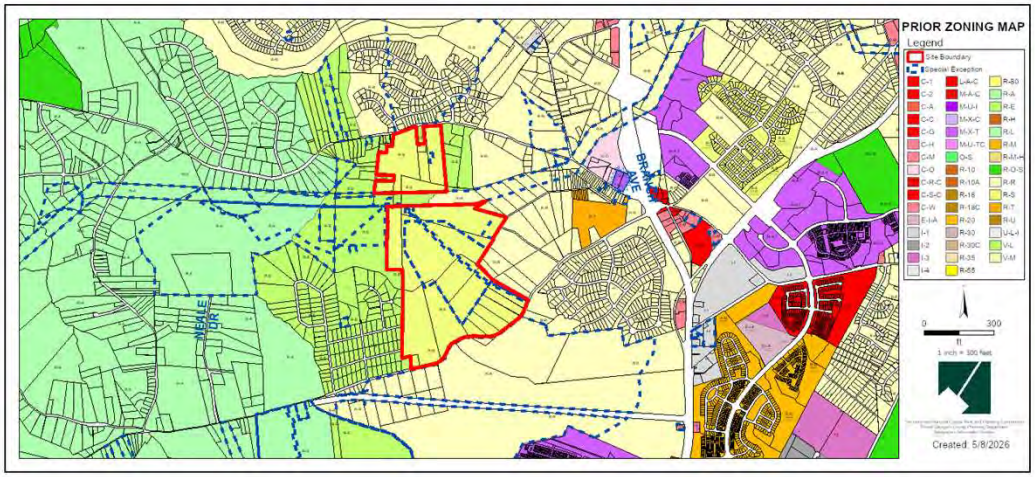


SITE VICINITY MAP

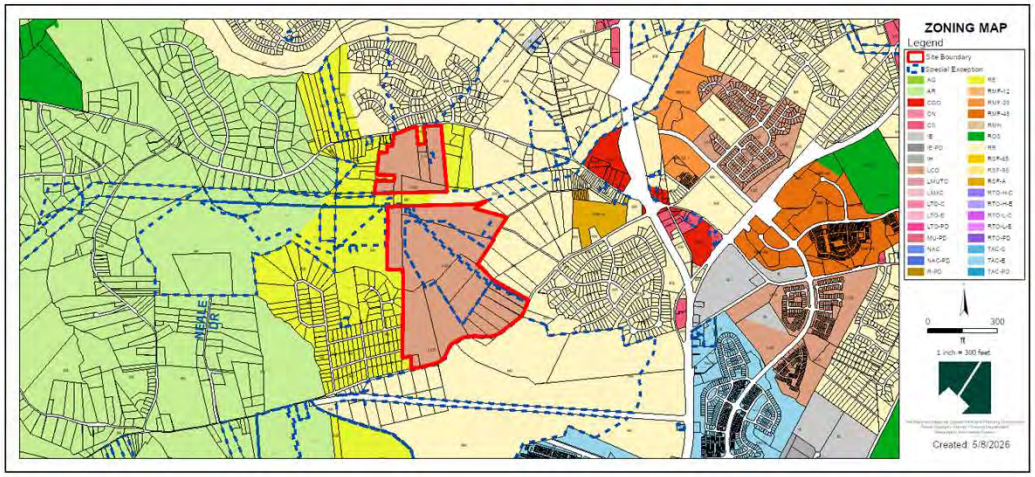


ZONING MAP (PRIOR AND CURRENT)

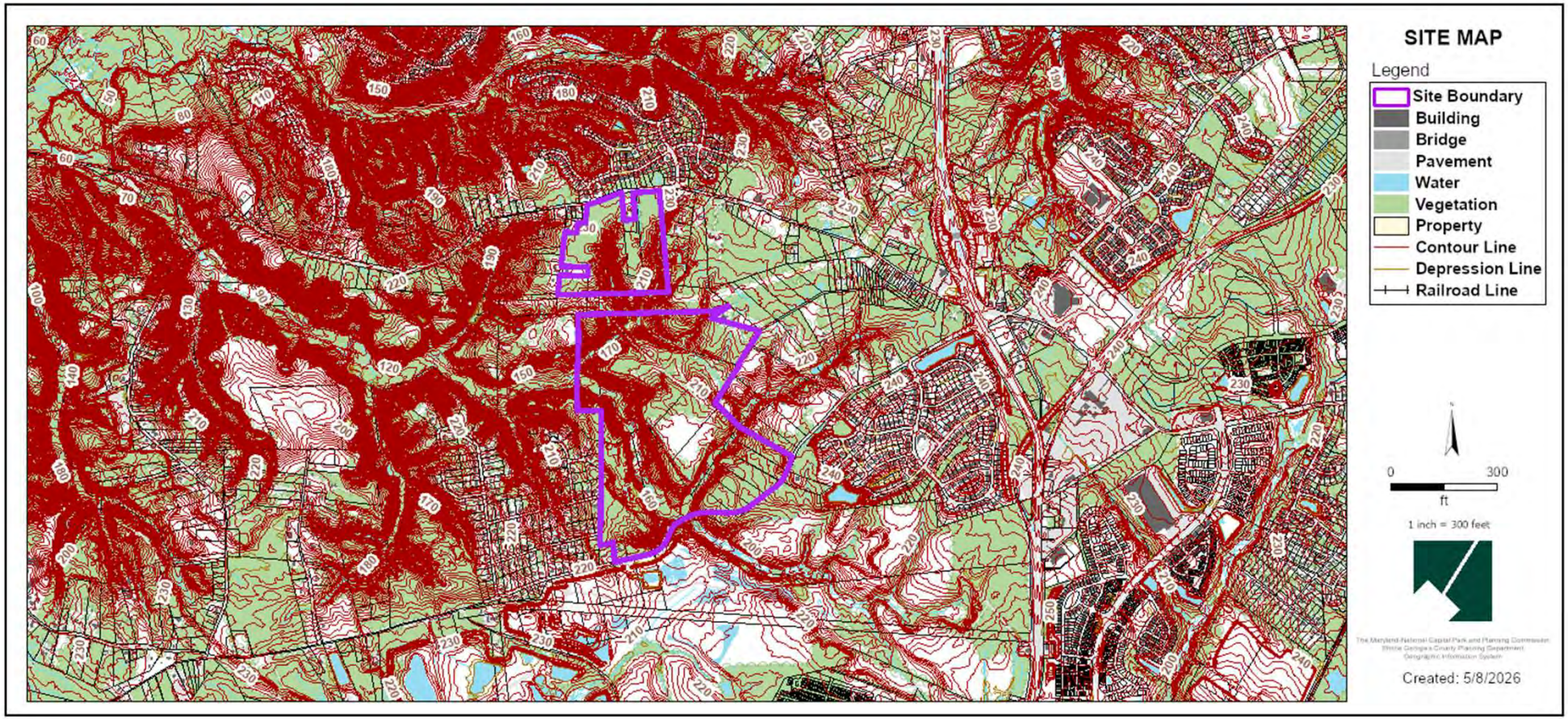
Prior Zoning Map: R-S



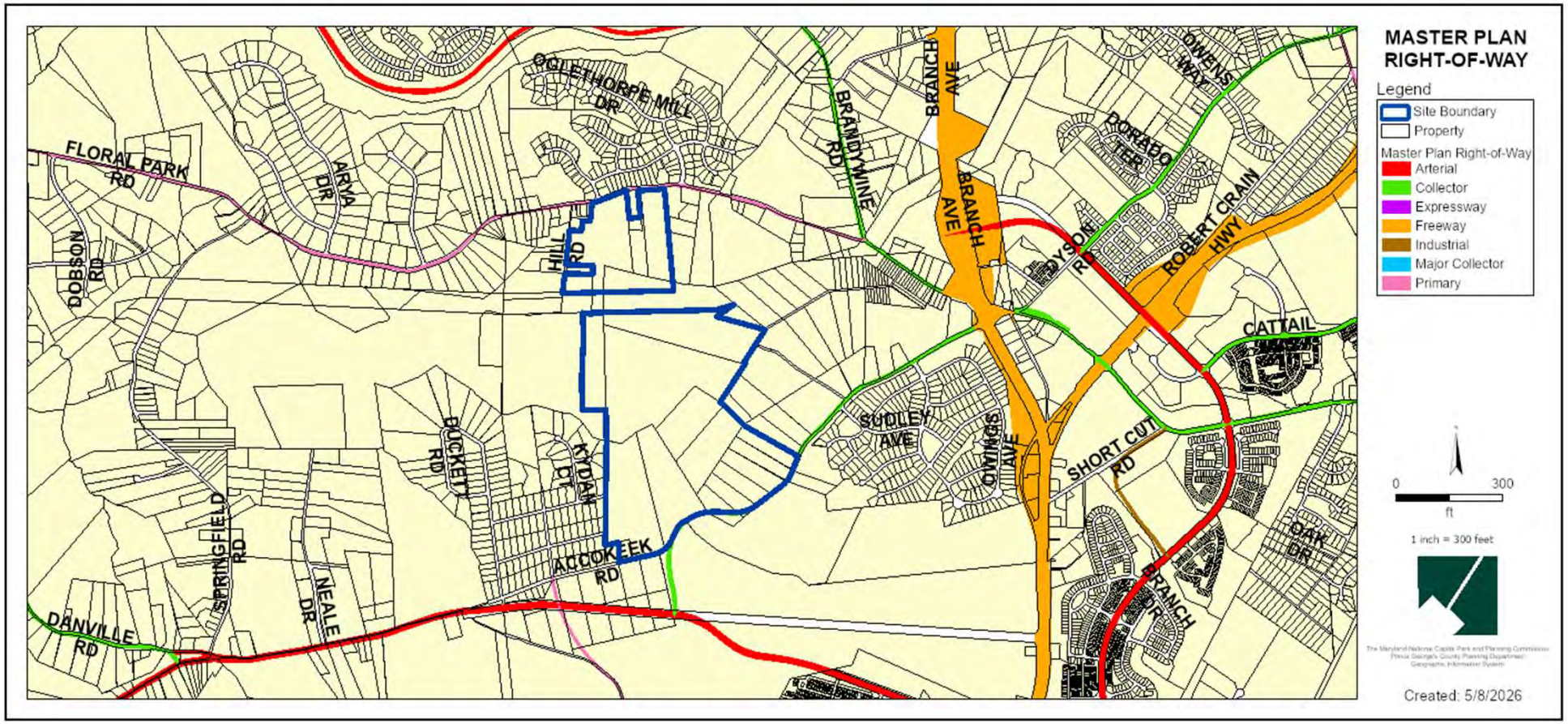
Current Zoning Map: LCD



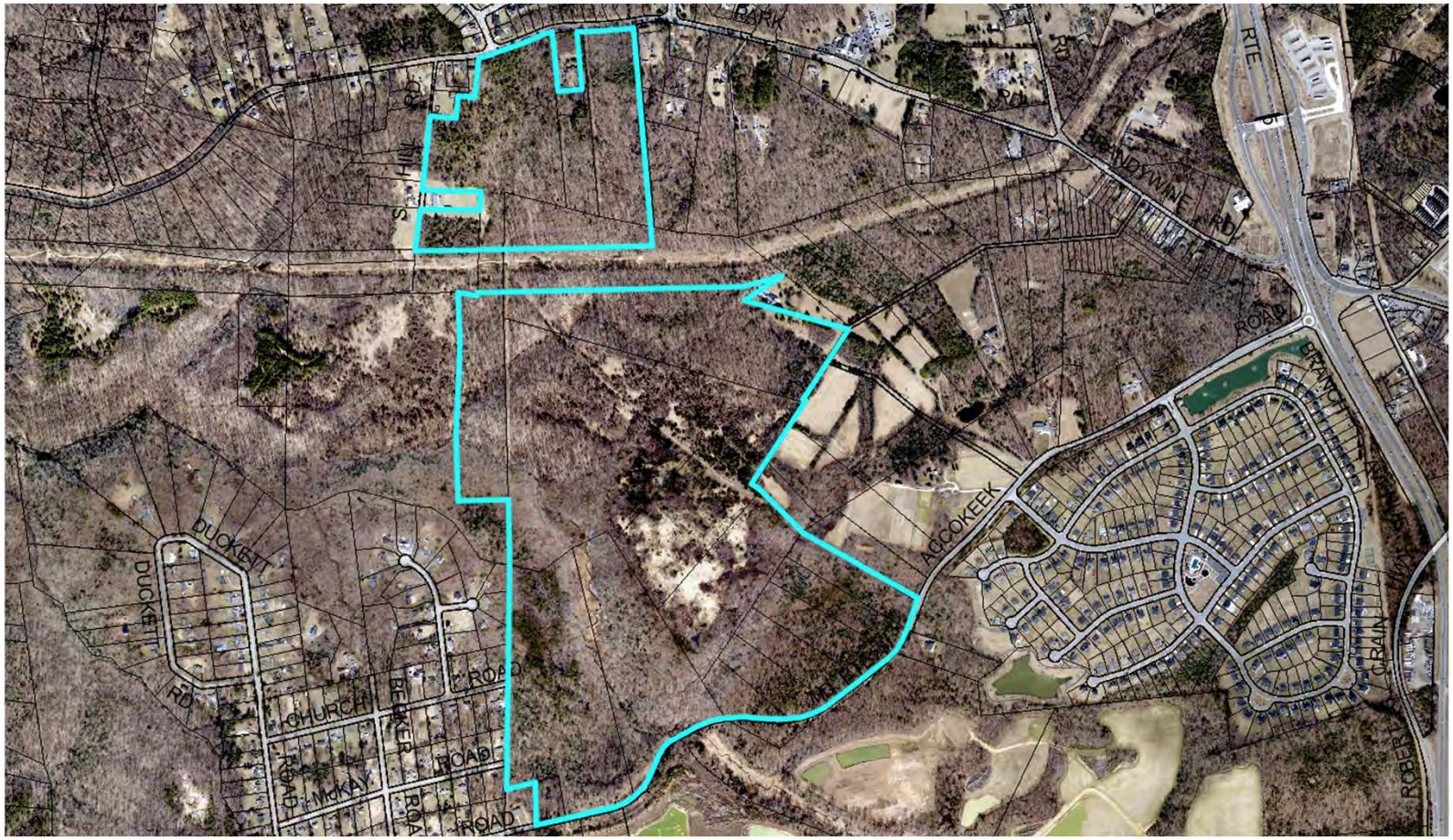
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 5/8/2026

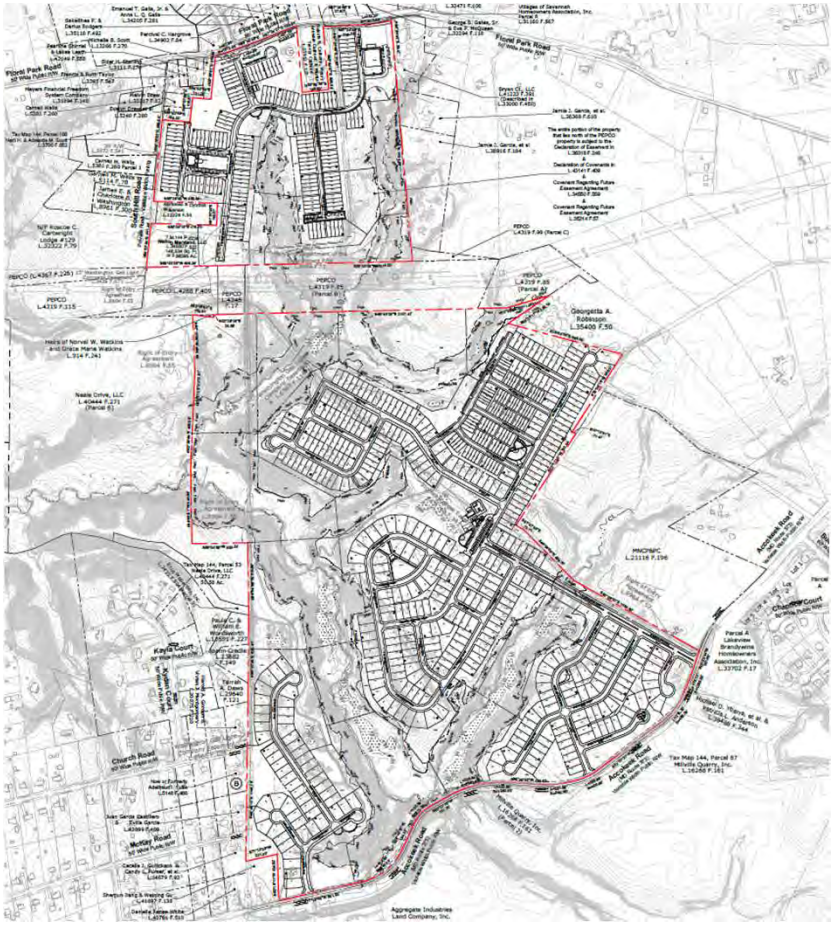
MASTER PLAN RIGHT-OF-WAY MAP



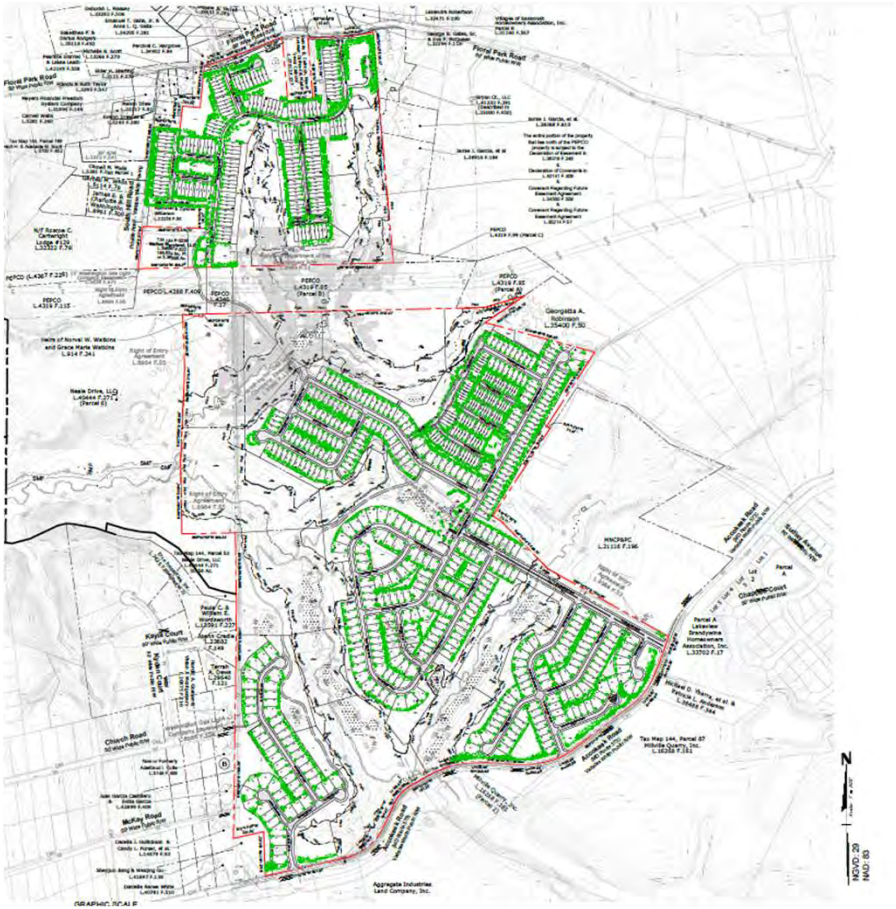
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY



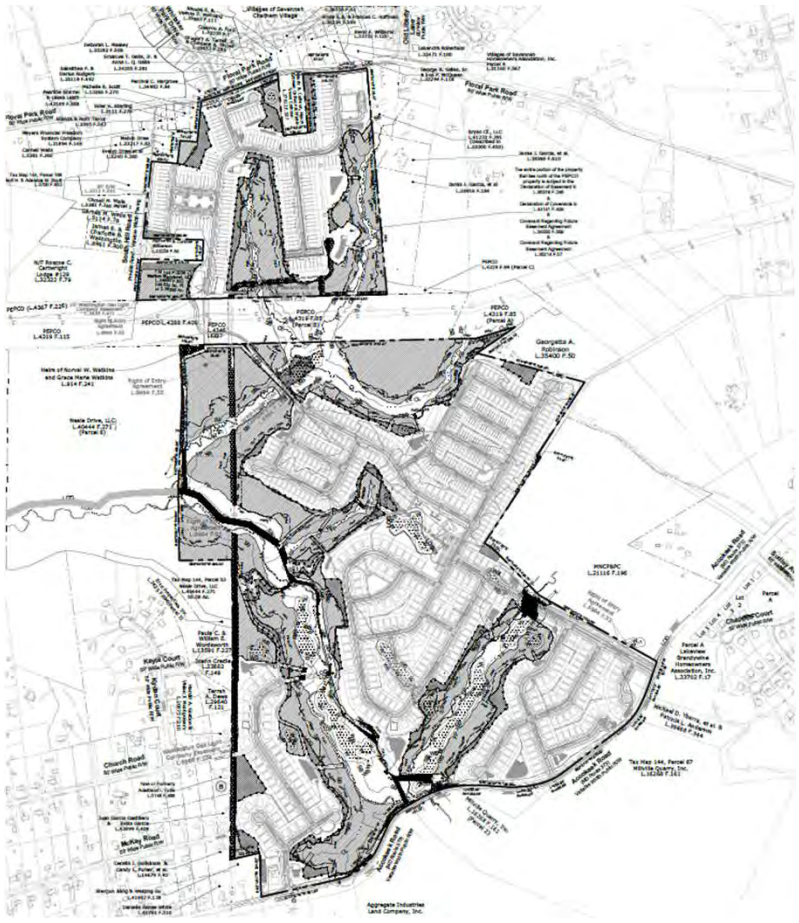
SPECIFIC DESIGN PLAN

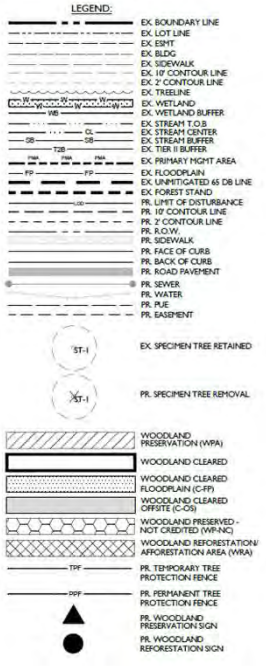


LANDSCAPE PLAN

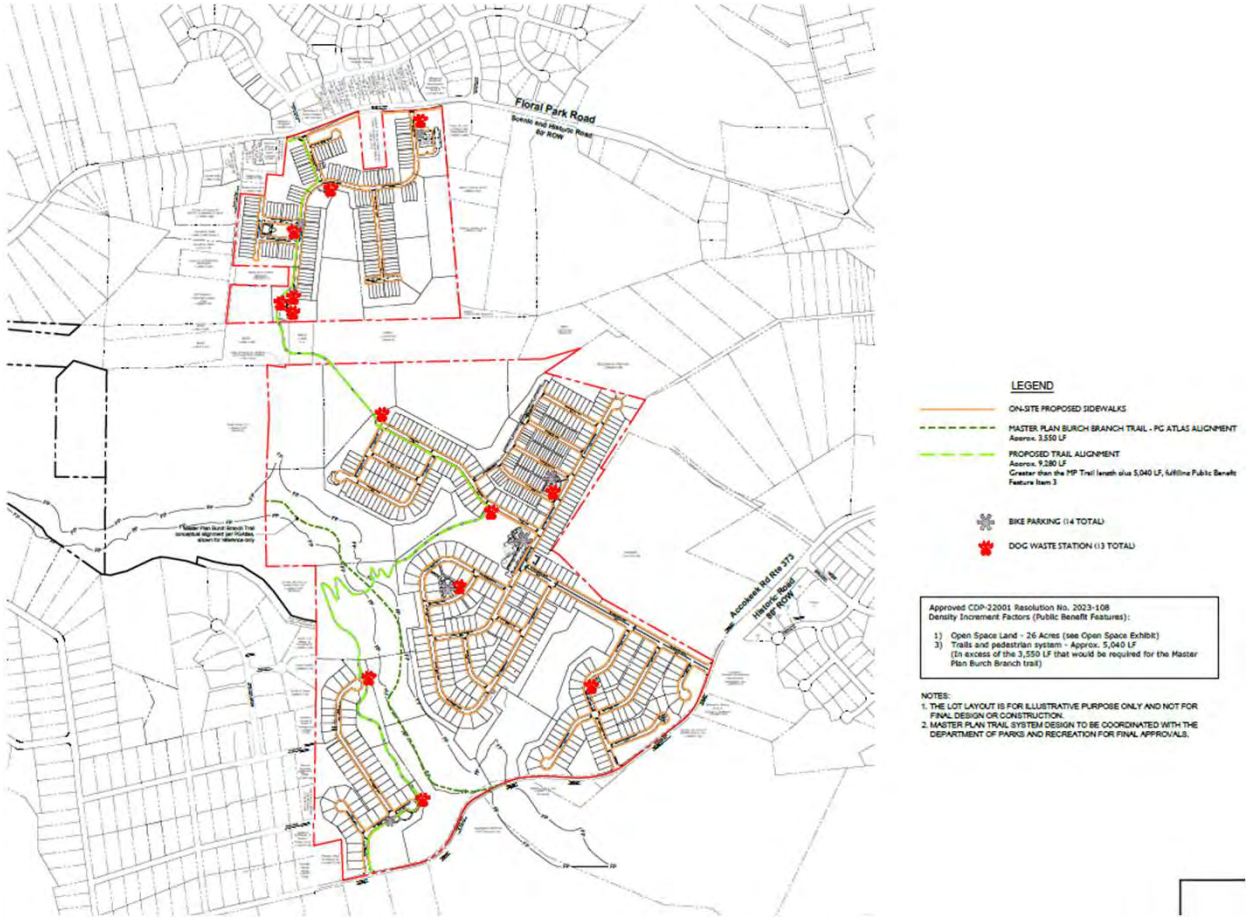


TYPE 2 TREE CONSERVATION PLAN

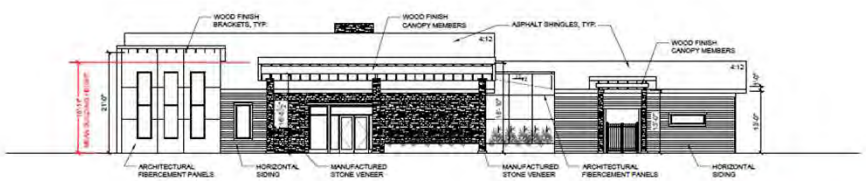




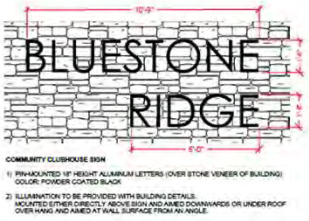
CIRCULATION EXHIBIT

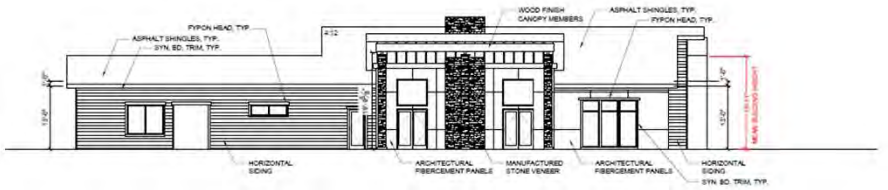


CLUBHOUSE ELEVATIONS

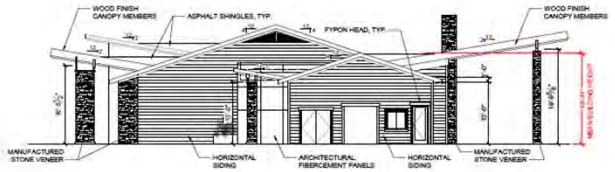


FRONT ELEVATION

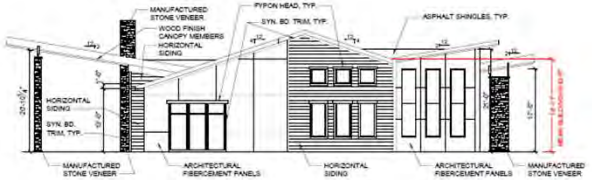




REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

RENDERED CLUBHOUSE ELEVATIONS

STAFF RECOMMENDATION

APPROVAL with conditions
- Specific Design Plan SDP-2025-0015
- Type 2 Tree Conservation Plan TCP2-2026-0032

Issues:
- None

Applicant Required Mailings:
- Informational Mailing: 10/23/2025
- Acceptance Mailing: 03/30/2026

STATEMENT OF JUSTIFICATION

SADDLE RIDGE
Specific Design Plan

SDP-2025-0015

~~*October 24, 2025*~~
~~*February 3, 2026*~~
~~*March 4, 2026*~~
~~*March 27, 2026*~~
Revised: May 1, 2026

APPLICANT:	**D.R. Horton, Inc.** 137 Mitchells Chance Road, Suite 300 Edgewater, Maryland 21037
OWNER:	**Walton Maryland, LLC** 8800 N. Gainey Center, Suite 345 Scottsdale, Arizona 85258
ATTORNEY / CORRESPONDENT:	**McNamee Hosea, P.A.** Matthew C. Tedesco, Esq. Dominique Lockhart, AICP 6404 Ivy Lane, Suite 820 Greenbelt, Maryland 20770 (301) 441-2420 mtedesco@mhlawyers.com dlockhart@mhlawyers.com
CIVIL ENGINEER / LAND PLANNER:	**Rodgers Consulting** Charlie Howe, PE Christine Gillette, PLA 1101 Mercantile Lane, Suite 280 Largo, Maryland 20774 (301) 948-4700 chowe@rodgers.com cgillette@rodgers.com
TRAFFIC ENGINEER:	**Lenhart Traffic Consulting** Mike Lenhart 231 Najoles Road, Suite 250 Millersville, Maryland 21108
APPLICANT REQUEST:	Specific Design Plan (SDP) for the development of single-family detached and single-family attached (townhouse) residential dwelling units in the LCD Zone, developing under the requirements of the prior R-S Zone.

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I. INTRODUCTION AND HISTORY

Saddle Ridge, located in the southernmost part of Prince George's County, (hereinafter the "Property") is located south of Floral Park Road and north of Accokeek Road (MD 373) and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection. The irregularly shaped 289.36± acre Property is characterized by rolling terrain, with steeper slopes associated with the Burch Branch, which runs generally north-south through the western portion of the Property. The Burch Branch and its system of associated tributaries are significant features and amenities on the Property. These substantial water systems provide stunning views and are important environmental assets. A PEPCO transmission line bisects the northern section of the Property. No vehicular access is proposed to cross the wide PEPCO easement, however, a trail will connect the north and south portions of the Property, providing bike and pedestrian access to amenities through the new neighborhood. The Property can be found on Tax Map 144 in the southernmost area of Prince George's County.

The Property is an assemblage of parcels and lots as demonstrated on the ALTA boundary exhibit submitted with this application and detailed property information can be found in Appendix "A" attached hereto. A few single-family detached homes are located on the perimeter of the Property, including large parcels along Brandywine Road and Floral Park Road, and the Arthur Lusby Estates linear subdivision along South Springfield Road. The Pleasant Springs subdivision is on the north side of Accokeek Road just west of the subject Property. Just south of the neighborhood, across Accokeek Road, is Lakeview at Brandywine, a community of single-family detached homes on half acre lots. Just north, across Floral Park Road, is the Village of Savannah-Chatham Village, another community of single-family detached homes on half-acre lots. Saddle Ridge is depicted on PPS 4-24013 (Certified on October 7, 2025), and was previously described with approved Basic Plan A-10060 and Comprehensive Design Plan CDP-22001.

The Property is in the LCD (Legacy Comprehensive Design) Zone as approved by the District Council on October 17, 2022, after its hearing on September 19, 2022. (*See* Zoning Ordinance No. 9-2022.) This property is within the LCD Zone; however, this application is being proposed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(g) of the Zoning Ordinance. Section 27-1704(g) allows any property in the LCD Zone to proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to the effective date of the Zoning Ordinance, subject to the terms and conditions of the development approvals, which it has received as detailed herein. Furthermore, as provided below, CDP-22001 has been approved, and pursuant to Section 27-1704(b) during the validity of that approval, "the project may proceed to the next steps in the approval process (*including any subdivision steps that may be necessary*) and continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations. Finally, Section 27-1704(d) provides that "if the development approval is for a . . . CDP, development approvals shall have access to and utilization of *the prior Zoning Ordinance* and prior Subdivision Regulations for all purposes until April 1, 2042 . . . ." Thus, this application is being reviewed pursuant to the prior Zoning Ordinance.

Procedural History

Saddle Ridge was the subject of **Zoning Map Amendment A-10060**, which was recommended for approval by the Planning Board pursuant to PGCPB Resolution No. 2021-92, adopted on July 29, 2021. The Basic Plan associated with A-10060 requested that the Property be rezoned from the prior R-E and R-R Zones to the prior R-S (Residential Suburban) Comprehensive Design Zone.

After the evidentiary hearing before the ZHE on October 27, 2021, the record was closed; however, on October 28, 2021, the Planning Board endorsed the County-Wide Sectional Map Amendment ("CMA"). As a result, and pursuant to Section 27-1905(c)(1) of the prior Zoning Ordinance, on November 8, 2021, the ZHE issued a notice advising that A-10060 would be postponed until such time that the District Council took final action on the CMA. On November 29, 2021, the County Council adopted CR-136-2021; thereby, approving the CMA, with an effective date of April 1, 2022.

Consequently, on December 20, 2021, pursuant to Section 27-1905(c)(2) of the prior Zoning Ordinance, the applicant and owner sent timely notice to the ZHE of its intention to proceed with A-10060. Further, as a result of the approval of the CMA, and as confirmed by The Maryland-National Capital Park and Planning Commission (M-NCPPC) by its Principal Counsel, in written correspondences dated December 18, 2021, the applicant and owner requested that the originally requested R-S Zone be replaced with the new LCD Zone ("Legacy Comprehensive Design") as the appropriate replacement zone directed by the Approved Guide to New Zones. By letter dated January 5, 2022, the ZHE further advised that she was re-opening the record to obtain certain additional evidence related to the CMA and LCD Zone. The determination of the proper replacement zone to the LCD Zone was thoroughly vetted with and confirmed by M-NCPPC, its Principal Counsel, and Technical Staff – including staff charged with preparing the CMA and new Zoning Ordinance. M-NCPPC confirmed that A-10060 would proceed pursuant to the transitional provisions provided in Section 27-1703(a), which allows the pending zoning request to be reviewed and decided under the current Zoning Ordinance even after the effectuation date of the new Zoning Ordinance, and, among other things, provides that "[a]n application for zoning classification decided after the effective date of th[e] [new] Ordinance must result in a zone set forth within th[e] [new] Ordinance." To that end, on January 20, 2022, James Hunt, Division Chief of the Development Review Division, submitted a memorandum to the ZHE noting that Technical Staff's (and indirectly, the Planning Board's) recommendation of approval would not change if the property were rezoned to the LCD Zone. On or around January 20, 2022, upon receipt of all of the requested additional evidence, the ZHE again closed the record for A-10060.

The CMA took effect on April 1, 2022, and the ZHE decision, released on May 3, 2022, recommended approval of the R-S Zone. On September 19, 2022, the District Council held oral argument on A-10060, and at the conclusion of the hearing, adopted a motion for preparation of an order of approval to rezone the Property to the LCD Zone. The District Council's Order of Approval (Zoning Ordinance No. 9-2022) was enacted on October 17, 2022. Subsequently, the ZHE certified the Basic Plan on November 21, 2022. Pursuant to Section 27-4205(c)(3) of the Zoning Ordinance, the requirements of the prior R-S Zone shall apply.

On November 9, 2023, the Planning Board approved **Comprehensive Design Plan CDP-22001**, for Saddle Ridge (PGCPB Resolution No. 2023-108). The CDP approved a residential development, with a mix of housing types consisting of up to 954 dwelling units, subject to 9 conditions and 2 considerations.

Saddle Ridge was the subject of a **Specific Design Plan for Infrastructure (SDP-2304)**, which proposed infrastructure improvements for public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities. Following the hearing on June 13, 2024, SDP-2304 was approved by the Planning Board pursuant to PGCPB Resolution No. 2024-057 adopted on July 11, 2024.

Preliminary Plan of Subdivision (PPS 4-24013) for Saddle Ridge was Accepted for review on February 18, 2025 and was discussed at SDRC on March 14, 2025. The Preliminary Plan demonstrates a comprehensively designed land plan for single-family detached and single-family attached dwelling units, fulfilling prior approval expectations and Prince George's County planning and environmental policy goals. Following the hearing on July 10, 2025, PPS 4-24013 was approved by the Planning Board pursuant to PGCPB Resolution No. 2025-060 adopted on July 31, 2025. Certification of the Preliminary Plan was completed on October 7, 2025.

Most recently, an application for an **Umbrella Architecture Specific Design Plan (SDP-2501)** was Accepted for review on July 7, 2025. All possible architectural elevations and templates anticipated to be built for Saddle Ridge have been included in this application, and this unified approval will maintain architectural consistency and connectivity as the Property is developed. Following the hearing on October 9, 2025, SDP-2501 was approved by the Planning Board pursuant to PGCPB Resolution No. 2025-094 and was adopted on October 30, 2025.

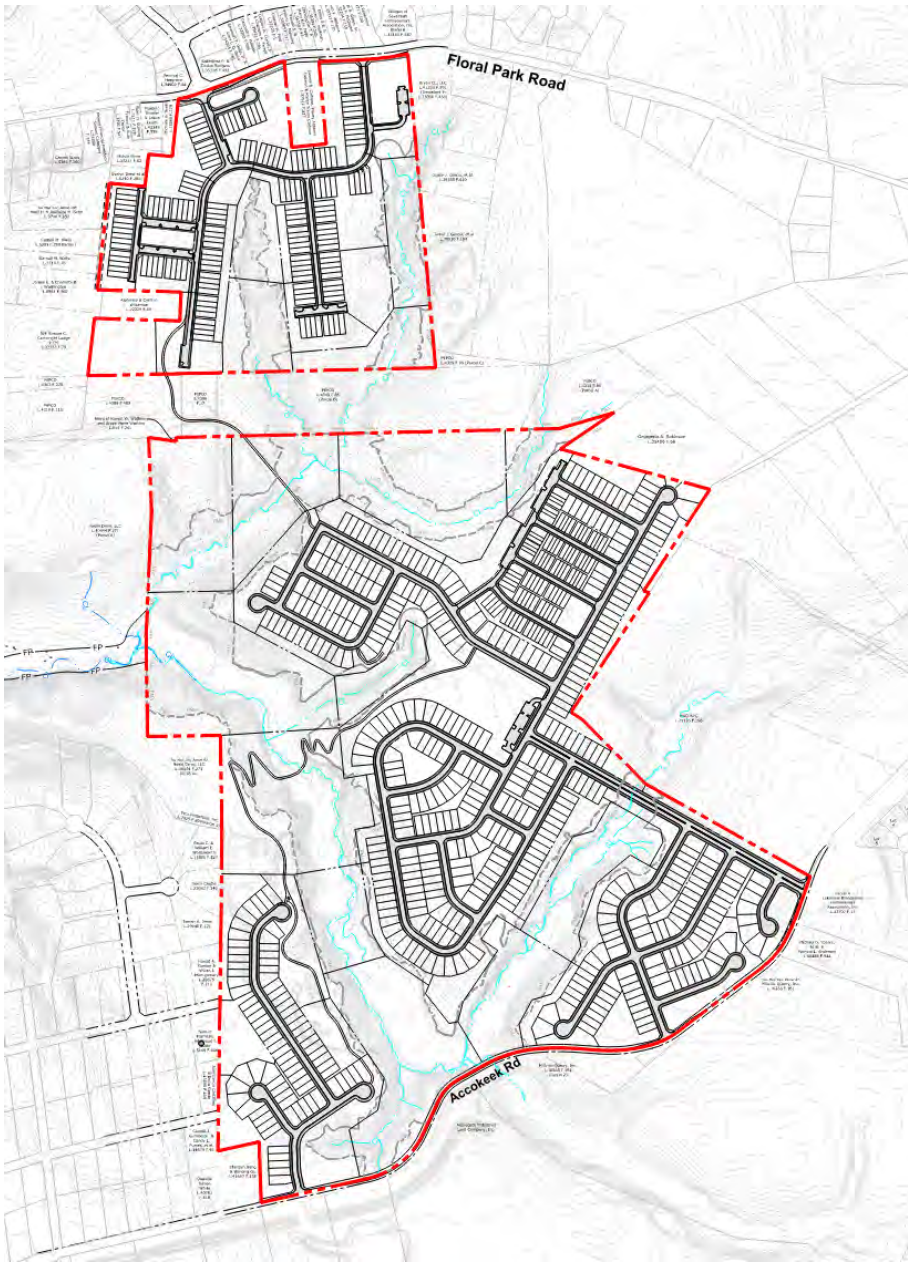
II. SUMMARY OF THE DEVELOPMENT PROPOSAL

D.R. Horton, Inc. (hereinafter the "Applicant") is requesting the approval of a Specific Design Plan for the development of single-family detached and single-family attached (townhouse) residential dwelling units in the LCD Zone, pursuant to and developing under the requirements of the prior R-S Zone. Architectural elevations and plans for the proposed homes were reviewed and approved with SDP-2501. Architectural elevations and plans for the proposed clubhouse serving the new community are included with this Specific Design Plan, which demonstrates in detail the comprehensive development of the entire Property.

Approved Development Data Table

Gross Tract Area:	**289.36 acres**
Floodplain:	**33.24 acres**
½ Floodplain:	**16.62 acres**
Net Tract Area:*	**272.74 acres**

*(Gross tract area – ½ floodplain)



As updated from the approved Preliminary Plan of Subdivision, this Saddle Ridge Specific Design Plan proposes 703 residential units with a mix of single-family detached and attached dwellings in conformance with Basic Plan A-10060 and Comprehensive Design Plan CDP-22001.

Single-Family Detached Units:	**450**	**Single-Family Attached Units:**	**253**
Approx. 30’ Wide:	157	20’ Wide Front-Loaded:	50
Approx. 40’ Wide:	204	24’ Wide Front-Loaded:	40
Approx. 50’ Wide:	89	28’ Wide Front-Loaded (villa):	163

All possible residential architecture to be included with subsequent building permits has been approved with the SDP-2501 Architecture only Specific Design Plan. Building elevations with materials and dimensions, and illustrative color renderings for reference, for the proposed clubhouse recreational facility (1 story, 6,032 sf) are included with this application's set of documents.

In conformance with Section 27-568(a)(1) of the Prior Zoning Ordinance, the following is a tabulation of required and proposed parking spaces. Visitor parking spaces in small lots for the primary recreation facilities and many on-street locations throughout the development are included in this tabulation.

Residential Parking Calculations	**Parking Count**
Spaces Required per 27-568(a)(1)	
Townhouse (253 x 2.04 sp)	517 Spaces
Single Family Detached (450 x 2.00 sp)	900 Spaces
Off-Street Visitor Parking (at Clubhouse & Courts)	48 Spaces
Total	1,465 Spaces

Residential Parking Calculations	**Parking Count**
Spaces Provided (Off-Street Parking)	
Single Family Attached (253 Total Units)	
Driveway Spaces	253 Spaces
20' Front Load Townhouses (50)	50 Driveway Spaces
24' Front Load Townhouses (40)	40 Driveway Spaces
28' Front Load Townhouses (163)	163 Driveway Spaces
Garage Spaces	456 Spaces
20' Front Load Townhouses (50) (1 car gar)	50 Driveway Spaces
24' Front Load Townhouses (40) (2 car gar)	80 Driveway Spaces
28' Front Load Townhouses (163) (2 car gar)	326 Driveway Spaces
Single Family Detached (450 Units)	
Driveway Spaces	450 Spaces
Garage Spaces (2 car gar)	900 Spaces
Off-Street Visitor Parking (at Clubhouse & Courts)	70 Spaces
On-Street Visitor Parking	133 Spaces
Total Parking Provided	**2,262 Parking Spaces**

III. CONFORMANCE WITH BASIC PLAN (A-10060)

Basic Plan A-10060 was approved by the District Council on October 17, 2022, for development of up to 955 single-family detached and attached dwelling units, in the prior R-S Zone. No conditions were imposed with the approval of A-10060; A-10060 was certified by the ZHE on November 22, 2022. The approval had no applicable conditions related to SDP-2501.

The following Land Use Types and Quantities were approved in the Basic Plan (A-10060):

737 - 955 single-family attached and detached dwellings
Open Space and Trails
Homeowner Recreation Facilities

Based on the Development Data Table in Section II above, the following density ranges were established for the Property pursuant to the Basic Plan:

R-S Base Density 272.98 acres at 2.7 du/acre: 737 units
R-S Maximum Density 272.98 acres at 3.5 du/acre: 955 units

This application is in conformance with the Basic Plan's density requirements since the Preliminary Plan of Subdivision 4-24013 proposed a total of 783 dwelling units which is below the 955 maximum dwelling units allowed and this SDP application proposes 703 dwelling units. The allocation of dwelling units by type and quantity are in conformance with the generalized pods as shown on the approved Basic Plan.

Pursuant to Section 27-511 of the prior Zoning Ordinance, development regulations are established at the Comprehensive Design Plan stage. Development standards approved with CDP-22001 are as follows:

Residential Development Standards*	Single-Family Attached Dwellings	Single-Family Detached Dwellings
Net Lot Area (Minimum square feet)	1,800 sq ft	4,000 sf
Front Yard Minimum	15 ft	15 ft
Rear Yard Minimum	15 ft	15 ft
Side Yard Minimum (One side / Combined)	0 ft	5 ft / 10 ft
Lot Width Minimum at Front Street Line	20 ft	40 ft
Lot Width Minimum at Front BRL	20 ft	40 ft
Minimum Frontage on cul-de-sac	20 ft	30 ft
Minimum Space Between End Buildings	10 ft	N/A
Maximum Height	40 ft	40 ft

*Note: Modifications to the standards can be granted by the Prince George's County Planning Board and/or the District Council, on a case-by-case basis, with the approval of an SDP.

Other Design Standards

A minimum of 60 percent of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.

For all alley-loaded townhouses, a deck with a minimum depth of four feet shall be a standard design option. Any deck may encroach on a rear setback by up to 10 feet.

Highly visible end units (for dwelling units) require additional design and finish treatments; locations will be decided at the time of full specific design plan (SDP) application and approval.

IV. CONFORMANCE WITH COMPREHENSIVE DESIGN PLAN (CDP-22001)

Comprehensive Design Plan CDP-22001 was approved by the Prince George's County Planning Board on November 9, 2023, for residential development with a mix of housing types consisting of up to 954 dwelling units, subject to 9 conditions and 2 considerations (PGCPB Resolution No. 2023-108). CDP-22001 was certified on February 15, 2024. The applicable conditions related to SDP-2501 are as follows:

> **3. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.**

COMMENT: A set of documents was included with the SDP-2503 Specific Design Plan for Architecture application submittal demonstrating green building techniques to be used in the development and are included with this submittal as well.

Some of the sustainable site techniques to be implemented with development of the Saddle Ridge Property include the strategies of Low Impact Development (LID), a process pioneered in Prince George's County, for sustainable stormwater management to meet regulatory compliance and resource protection goals for Prince George's County and the State of Maryland. LID strategies utilize structural devices (engineer-designed systems) and non-structural devices (vegetated, natural systems) to carefully manage the flow and treatment of rainfall on a site. The following components of the LID process are achieved with a combination of thoughtful design for residential plans across the specific site as reviewed by the multi-faceted Department Review Division of M-NCPPC, stormwater design systems reviewed by DPIE, and environmental conservation reviewed by the Environmental Planning Section:

1) Customized Site Design – Ensures that the design elements utilized on each site helps to protect the entire watershed.

2) Small-Scale Controls – Mimics natural hydrology and processes.

3) Pollution Prevention – Reduces pollutant loads and increases efficiency and longevity.

4) Directing Runoff to Natural Areas – Encourages infiltration and recharge of streams and wetlands.

5) Conservation – Preserves native trees, vegetation, and soils. Maintains natural drainage patterns.

As discussed in several other sections of this document, the Saddle Ridge development proposals will fulfill all regulatory stormwater management designs to maintain and improve the water quality for the environmentally valuable Burch Branch habitat composing the central corridor of the Property. This land area will be preserved through the Tree Conservation Plan process and large portions will be dedicated to M-NCPPC as parkland.

4. Prior to approval of the associated final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Prince George's County Planning Department archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

COMMENT: While this Condition of Approval shall be fulfilled prior to approval of the associated final plat, the applicant has begun this process and will provide initial conceptual designs and locations as appropriate with subsequent submittals for reference.

8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.

COMMENT: The Master Plan Burch Branch Trail proposed to connect through the development is shown on the Specific Design Plan sheets in context with the other proposed site improvements. Phased timing for sections of the trail will be coordinated with DPR and established prior to approval of the Specific Design Plan.

CONSIDERATION

1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.

COMMENT: A dog park is proposed with this SDP, located in the southern section of the northern landbay, as shown with the recreation facilities location diagram and individual plan details sheet included with the Landscape Plan.

Public Benefit Features

Pursuant to Section 27-511(a)(1)(A) of the prior Zoning Ordinance, permissible residential density is dependent upon providing public benefit features and related density increment factors in the prior R-S Zone. Proposed Public Benefit Features included with the CDP-22001 approval are as follows:

Public Benefit Features and Related Density Increment Factors

Benefit Feature	Proposed Features	Increment Allowed	Calculation	Density Increment
(1) For open space land at a ratio of at least 3.5 acres per 100 dwelling units	Open space land in excess of **26 acres**	25% in dwelling units	(736 dwellings / 100) x 3.5 = 25.76 acres needed for full 25% increment	25%, or up to **184** dwelling units
(2) For enhancing existing physical features	N/A	2.5% in dwelling units	N/A	N/A
(3) For a pedestrian system separated from vehicular rights-of-way	Approx. **5,040 LF of trails** in excess of the approx. 3,550 LF Master Plan trail from PGAtlas shown along Burch Branch	5% in dwelling units	736 dwellings x 0.05 = 36	5%, or up to **36** dwelling units
(4) For recreational development of open space	N/A	10% in dwelling units	N/A	N/A
(5) For public facilities (except public streets and open space areas)	N/A	30% in dwelling units	N/A	N/A
(6) For creating activity centers with space provided for quasi-public services	N/A	10% in dwelling units	N/A	N/A
(7) For incorporating solar access or active/passive solar energy in design	N/A	5% in dwelling units	N/A	N/A
				Total: 736 + 184 + 36 = **956**

As demonstrated with the approved Preliminary Plan of Subdivision, open space land is provided in excess of 26 acres across the entire Property, as demonstrated with the parcels for dedication/donation to M-NCPPC and the future HOA. Detailed alignments for the comprehensive pedestrian system were developed with the Preliminary Plan and are represented with this Specific Design Plan for the full scope of development. As one component of the extensive pedestrian system, this Specific Design Plan continues to develop the Master Planned trail connection through the Property, and will finalize the details and alignments in coordination with the Department of Parks and Recreation staff with this application.

The allocation of dwelling units by type and quantity are in conformance with the development use pods as shown on the Comprehensive Design Plan. The Preliminary Plan of Subdivision 4-24013 and this Specific Design Plan are in conformance with the Comprehensive Design Plan density requirements in that the 703 dwelling units proposed are fewer than the 956 dwelling units approved with the CDP density increments allowed. This SDP aligns directly with the lotting pattern shown with PPS 4-24013 and will therefore maintain the proposed density below the limit established with the approved CDP.

V. CONFORMANCE WITH SPECIFIC DESIGN PLAN FOR INFRASTRUCTURE (SDP-2304)

Specific Design Plan for Infrastructure (SDP-2304) proposed infrastructure improvements for public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities. Following the hearing on June 13, 2024, SDP-2304 was approved by the Planning Board pursuant to PGCPB Resolution No. 2024-057 adopted on July 11, 2024. The approval had no applicable conditions related to this full Specific Design Plan.

VI. CONFORMANCE WITH PRELIMINARY PLAN OF SUBDIVISION (PPS 4-24013)

The **Preliminary Plan of Subdivision (PPS 4-24013)** was Accepted for review on February 18, 2025 and was discussed at SDRC on March 14, 2025. The Preliminary Plan demonstrates a comprehensively designed land plan for single-family detached and single-family attached dwelling units, fulfilling prior approval expectations and Prince George's County planning and environmental policy goals. Following the hearing on July 10, 2025, PPS 4-24013 was approved by the Planning Board pursuant to PGCPB Resolution No. 2025-060 adopted on July 31, 2025. Certification of the Preliminary Plan was completed on October 7, 2025. The approval had 8 applicable conditions related to this SDP.

3. In conformance with the 2009 Approved Countywide Master Plan of Transportation, and the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

a. A minimum 10-foot-wide shared-use path along the property frontage of Floral Park Road and MD 373 (Accokeek Road), unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

COMMENT: A 10-foot-wide shared use path is proposed along the frontage of Floral Park Road. No shared use path is currently proposed along the frontage of MD 373 (Accokeek Road) as plans are still in progress coordination with SHA.

b. A minimum 10-foot-wide shared-use path along the alignment of the Burch Branch Trail throughout the site.

COMMENT: A 10-foot-wide shared use path for the alignment of the Burch Branch Trail is provided and shown in detail with the SDP plan sheets and Circulation Exhibit.

c. A standard bicycle lane, shared road pavement markings, and signage along Floral Park Road and MD 373 (Accokeek Road), in accordance with the American Association of State Highway and Transportation Officials guidelines, as modified by the permitting agency.

COMMENT: A standard bicycle lane, with shared road pavement markings and signage, is proposed along the frontage of Floral Park Road. No bike lane is currently proposed along the frontage of MD 373 (Accokeek Road) as plans are still in progress coordination with SHA.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared-use path is not proposed.

COMMENT: A minimum 5' wide sidewalk is provided along all internal roadways with the exception of areas where the shared use path is provided.

e. Perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontages, and throughout the site crossing internal intersections.

COMMENT: Appropriate curb ramps and crosswalks are provided at all vehicular access points along the frontage and throughout the site.

f. Short-term bicycle parking at any proposed recreational areas.

COMMENT: Short-term bicycle parking (bike racks) is provided at recreational areas, please refer to the Landscape Plan Recreation Facility sheets for details and locations.

4. Prior to acceptance of the first specific design plan, other than for infrastructure only, frontage improvement plans at the site access points shall be reflected on the plans. These plans shall include the recommended master-planned bicycle and pedestrian facilities and acceleration/deceleration lanes unless modified with written correspondence from the operating agency.

COMMENT: Frontage improvements at the site access points are reflected on the plans.

6. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan SDC No.24297-2023, and any subsequent revisions.

COMMENT: Development of this site is in conformance with the approved Stormwater Management Concept Plan #24297-2023.

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

COMMENT: A TCP2 is included with this application submittal demonstrating the parcels to be conveyed to M-NCPPC. These parcels were reviewed by the Department of Parks and Recreation at the time of Preliminary Plan and are presented again with this application for any coordination as needed.

9. The applicant shall submit a copy of the letter to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

COMMENT: The Department of Parks and Recreation stated that they would support the placement of woodland conservation easements to the County on lands which will eventually be conveyed to M-NCPPC. A letter in support was sent from DPR to members of the Planning Department on January 30, 2026, and was included in the application's previous resubmittal.

15. The applicant and the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the Park and Recreation Facilities Design Guidelines. The timing of construction of the master-planned trail shall be determined by the Prince George's County Planning Department, with the approval of a specific design plan (SDP). A public use easement shall be provided over the trail, with the width of the easement determined at the time of SDP.

COMMENT: Timing of construction for the master-planned trail will be in several phases to align with the phased construction of the development plan. A Phasing Plan is included with this application as reference to demonstrate which portions and lengths of trail will be constructed per development phase. This phased list is also located on the cover sheet of the SDP. The phased trail timing list is located on the Phasing Plan on Sheet 37. Construction drawings will be prepared and submitted to Prince George's County Department of Parks and Recreation following the approval of this SDP and prior to the submission of a final plat, as is typical for this type of development. Portions of the trail within public and private rights-of-way will be constructed in phase with those roadways. The location and extent of the public use easements are demonstrated on the SDP plan view sheets and the standard DPR trail details are included with the SDP set, to be confirmed by DPR once they have reviewed a trail Construction Drawing set after the approval of this SDP.

The applicant will also submit a Public-Use Easement for the Master-Planned Trails to the Maryland-National Capital Park and Planning Commission, Development Review Division, (M-NCPPC) for their review and approval. Upon approval, the Public-Use Easement shall be recorded

among the land records of Prince George's County, Maryland, with the recording reference noted on the final plat prior to plat recordation.

18. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with the timing of the trail construction to be determined at the time of the specific design plan for the residential development.

COMMENT: Trail construction timing is proposed with this SDP. Following the approval of this SDP, the Applicant will submit construction drawings for the master-planned trail to the Department of Parks and Recreation.

20. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County Park and Recreation Facilities Design Guidelines.

COMMENT: The Landscape Plan set includes a Recreation Plan (Sheet 33) showing the locations of all proposed recreational facilities. The subsequent sheets include plans and details related to each facility, which will follow the standards outlines in the Prince George's County Park and Recreation Facilities Design Guidelines.

21. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Prince George's County Park and Recreation Facilities Design Guidelines, with the review of the specific design plan (SDP). Timing for construction shall also be determined at the time of SDP.

COMMENT: The Landscape Plan set includes plans and details for all proposed recreational facilities, which will follow the standards outlines in the Prince George's County Park and Recreation Facilities Design Guidelines. Timing for construction of these facilities will be established during the review and approval of this full Specific Design Plan application.

VII. CONFORMANCE WITH CERTIFICATE OF ADEQUACY (ADQ-2024-019)

On July 9, 2025, the **Certificate of Adequacy (ADQ-2024-019)** was approved by the Planning Director with eight (8) conditions. The approval had 2 conditions applicable to this SDP.

1. Total development within the subject property shall be limited to uses that would generate no more than 575 AM and 681 PM peak-hour vehicle trips.

COMMENT: Noted, as agreed upon during the process of approving the ADQ.

5. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the Specific Design Plan.

COMMENT: A Circulation Plan is provided with this Specific Design Plan to demonstrate on-site bicycle and pedestrian improvements. Off-site bicycle and pedestrian improvements associated with the approved ADQ and BPIS will be bonded prior to the first building permit.

VIII. CONFORMANCE WITH SPECIFIC DESIGN PLAN FOR ARCHITECTURE (SDP-2501)

Specific Design Plan for Architecture (SDP-2501) was Accepted for review on July 7, 2025. All possible architectural elevations and templates anticipated to be built for Saddle Ridge have been included in this application, and this unified approval will maintain architectural consistency and connectivity as the Property is developed. Following the hearing on October 9, 2025, SDP-2501 was approved by the Planning Board pursuant to PGCPB Resolution No. 2025-094 to be adopted on October 30, 2025. The approval had no conditions other than for plan certification.

IX. MASTER PLAN AND GENERAL PLAN

The approved Basic Plan A-10060, Comprehensive Design Plan CDP-22001, Preliminary Plan PPS 4-24013, and all of their associated texts describe in detail how Saddle Ridge is both in conformance with and supports the various land use policies of both the 2013 *Subregion 5 Master Plan* (Master Plan) and the *General Plan* (Plan 2035).

With prior approvals and the subject application, the Applicant has put forth an innovative land plan that fulfills the recommendations of Plan 2035 and the Master Plan, which both recommend residential development of up to 3.5 dwellings per acre. The current plan proposes 2.87± dwelling units per acre and respects the density recommendations of the Master Plan by proposing an amount of dwelling units below the suggested maximum in the Residential Low Density land use area.

The Master Plan goes into great detail with respect to the environmental value of the area. Much of the Property is in the Evaluation and Regulated Areas. The mapped Green Infrastructure network on the Property contains regulated and evaluation areas over a majority of the site. The regulated areas are mapped in association with the Burch Branch and its tributaries, and the evaluation area is associated with the woodland adjacent to the stream valleys which

provides wildlife connections between the streams. This Specific Design Plan continues the process of prioritizing conformance with the environmental goals and land use policies established in the Master Plan and Plan 2035.

In 2014, the County approved a new General Plan, *Plan Prince George's 2035* ("Plan 2035"). Plan 2035, which provides a new vision for Prince George's County, abandons the three-tier structure of the 2002 General Plan, and creates new Growth Policy Areas in the County. Plan 2035 places the Property in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium density development. The Generalized Future Land Use Map in Plan 2035 specifically recommends Residential Low land use for the Property. Plan 2035 defines Residential Low land use as primarily single-family detached residential areas up to 3.5 dwelling units per acre. The Property is in Water Category W-4 and Sewer Category S-4 which is appropriate for the residential dwelling typologies proposed with prior approved plans and this comprehensive Specific Design Plan.

X. RELATIONSHIP TO THE PROVISIONS OF THE PRIOR ZONING ORDINANCE

This Specific Design Plan has been prepared in compliance with the applicable requirements of the prior Zoning Ordinance. Sections 27-525 through 27-530 of the prior Zoning Ordinance set forth the procedures for Specific Design Plans, while Section 27-511 through 27-514 sets forth the purposes and regulations for design and approval of development withing the Residential Subdivision Zone (R-S), a Comprehensive Design Zone. The procedures of application, review, and approval for Specific Design Plans are in progress with this application for a full SDP. All applicable design regulations will be adhered to in concurrent and subsequent applications, while fulfilling the purposes of the R-S Zone which have been presented in detail in other associated application texts. The architectural elevations approved with SDP-2501 are in conformance with the design intentions for the project as established with the initial Zoning Map Amendment (A-10060) and will be implemented in lotting patterns and dimensions in alignment with the prior approved development standards.

GENERAL CRITERIA FOR SPECIFIC DESIGN PLAN APPROVAL

Sec. 27-528. - Planning Board action.

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable

regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

COMMENT: This Specific Design Plan conforms to the requirements of the approved Comprehensive Design Plan CDP-22001. The *2010 Prince George's County Landscape Manual* requirements are addressed at time of this full Specific Design Plan with the associated Landscape Plan set. The approved SDP-2501 proposed architecture for the development of single-family detached and single-family attached (townhouse) residential dwelling units in the LCD Zone, pursuant to and developing under the requirements of the prior R-S Zone.

As referenced from Section 27-528(a)(1):

Section 27-274(a)(1)(B) - The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

COMMENT: This is addressed within the full text discussion of the Section 27-274 Design Guidelines following the text related to Section 27-528.

Section 27-433(d) R-T Zone (Townhouse) - Dwellings

COMMENT: This Specific Design Plan is related to Property in the LCD Zone (formerly R-S Zone) so this section of requirements does not directly apply. Notwithstanding, responses to the subsections below were requested.

(1) All dwellings shall be located on record lots shown on a record plat.

COMMENT: Noted.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

COMMENT: No horizontal, continuous, attached group contains more than six (6) nor less than three (3) dwelling units.

(3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

COMMENT: The minimum width of all townhouse dwellings in any continuous, attached group is twenty (20) feet.

(4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.

COMMENT: The minimum gross living space for proposed townhouses, which includes all interior space except garage and unfinished basement or attic area, is one thousand two hundred and fifty (1,250) square feet.

(5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.

COMMENT: Noted. This requirement was reviewed and fulfilled with the approval of SDP-2503 for Architecture.

(6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.

COMMENT: Noted.

(7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."

COMMENT: Noted. A Façade Tracking Table is Sheet 5 of SDP-2025-0015.

(8) One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.

COMMENT: One-family attached metropolitan dwellings are not proposed with the SDP-2025-0015 application.

Section 27-480 General Development Regulations

COMMENT: The regulations set forth in Section 27-480(d) and (e) for property in the L-A-C Zone and within one-half (1/2) mile of an existing Washington Metropolitan Area Transit Authority Metrorail station are not applicable as this Specific Design Plan is related to Property in the LCD Zone (formerly R-S Zone).

(a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.

COMMENT: All dimensional standards are in conformance with the values established with the Comprehensive Design Plan and Preliminary Plan of Subdivision.

(b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.

COMMENT: All proposed townhouse lots have a minimum lot area of 1,800 square feet.

(c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.

COMMENT: A minimum of sixty percent of the proposed townhouse elevations will have full front façade masonry and a tracking sheet is included with this SDP.

(d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located

along open space areas along the perimeter of the development area or areas of steep topography.

COMMENT: No proposed townhouse building group has greater than six units.

(e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion 0lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.

COMMENT: As approved with SDP-2501 for Architecture, the proposed townhouses will have a minimum width of 20 feet and a minimum gross living space of 1,250 square feet.

(f) The maximum building height for multifamily dwellings for which an application for a Specific Design Plan is filed after December 30, 1996, shall be as follows: in the R-S and R-M Zones, forty (40) feet; in the R-U and L-A-C Zones, eighty (80) feet; and in the M-A-C Zone, one hundred and ten (110) feet.

COMMENT: No multifamily dwellings are proposed with this application.

(g) When property is placed in a Comprehensive Design Zone through a Sectional Map Amendment or through a Zoning Map Amendment intended to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation:

(1) The design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change, and a referenced exhibit of record for the property should establish and provide guidance for the development regulations to be incorporated in the Specific Design Plan.

(2) The limitations on the maximum percentages of townhouse and multifamily dwelling units contained in Section 27-515(b)(7), footnote 29, the lot area requirement in Subsection (b) above, and the lot width requirements in Subsection (e) above shall not apply. However, the Planning Board or District Council may impose similar restrictions where appropriate, only to implement the recommendations of the Master Plan or Sector Plan.

COMMENT: This application, and the underlying property, are not related to any mixed-use development within a Master Plan or Sector Plan. This area is intended for Residential Low Density land use by the Subregion 5 Master Plan.

Sec. 27-528. - Planning Board action. **(continued)**

(1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;

COMMENT: This Specific Design Plan does not contain property currently designated as, or proposing, a Regional Urban Community.

(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

COMMENT: A Traffic Impact Analysis was conducted at the time of Comprehensive Design Plan CDP-22002 and was updated for the review of PPS 4-24013. Roadway circulation internal to the site has been designed to provide easy movement throughout the community, with multiple access points from Floral Park Road and Accokeek Road. Pedestrian circulation will be provided with extensive sidewalks and trails, connecting residents to all of the development areas and the various site amenities.

During the Preliminary Plan of Subdivision review process, the site was tested for all adequate public facilities serving this development and ensures adequate levels through standard and conditioned traffic improvements. The residential dwelling units will be served with adequate public facilities including water, sewer, schools, and fire and rescue services.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

COMMENT: A Stormwater Management Concept Plan (#24297-2023-00) was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was included with the PPS application, and is included with this full Specific Design Plan application. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan;

COMMENT: A Type 2 Tree Conservation Plan (TCP2-011-2024) was approved with SDP-2304 for Infrastructure and an updated TCP2 is included with this full SDP application.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

COMMENT: The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the TCP2 approved with SDP-2304 for Infrastructure, and the updated TCP2 will be reviewed in greater detail with this full SDP and TCP2 application.

Section 27-274. Design Guidelines

(a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:

(1) General

(A) The Plan should promote the purposes of the Conceptual Site Plan.

(B) The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

COMMENT: The plan demonstrated with this SDP promotes the purposes of the approved Conceptual Design Plan (CDP-22001). As referenced from Section 27-528(a)(1) in the text above, no noncompliance with any of the design guidelines for townhouses set forth in paragraph (11) below are proposed, as discussed in detail following.

(2) Parking, loading, and circulation

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

COMMENT: This SDP will provide garage parking for the residents and on street parking and minor parking lots for visitors. Resident parking is shown on the lots it serves. Surface visitor parking spaces are provided throughout the townhouse areas of the plan and also located adjacent to recreational facilities. No large uninterrupted expanses of pavement are proposed. None of the parking is generally visible from outside the area of this SDP. No loading docks are proposed. The main entrance to the Property is from Floral Park Road and Accokeek Road, and sidewalks are proposed along all proposed roads to provide safe and efficient pedestrian circulation, minimizing conflicts between pedestrians and vehicles. Crosswalks are clearly marked.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.

COMMENT: This SDP, which proposes residential uses, anticipates at least some activities taking place in the evening and will provide adequate lighting levels for safe vehicular and pedestrian movements. The site lighting will provide the new residents with a bright, safe atmosphere while not causing a glare or light bleeding onto adjoining properties, as full cut-off light fixtures and appropriate photometric levels are specified with the associated Landscape and Lighting Plan.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

COMMENT: This Site Design Plan complies with the design guidelines outlined in sub-part (4). Views and public areas are emphasized through the use of sidewalks to collectively connect the various components of the project and carefully designed landscapes.

(5) Green Area.

(A) On site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

COMMENT: On-site green areas are dispersed throughout the property in locations that complement other site activities, are easily accessible for maintenance, and provide separation between townhomes.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

COMMENT: The Specific Design Plan and the Landscape and Lighting Plan submitted with this application comply with the design guidelines outlined in sub-part (6). The proposed site and streetscape amenities will contribute to an attractive and coordinated development. That is, the site fixtures will be durable high-quality material and will be attractive, which will create a high-quality character for the development for future residents and visitors.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.

COMMENT: This Specific Design Plan complies with the design guidelines outlined in sub-part

(7). All grading and landscaping will help to soften the overall appearance of the improvements once constructed. To the fullest extent practical, all grading has been designed to minimize disruption to existing topography and environmental systems. No unnecessary grading, and no grading that unduly impacts natural resources on the site, is proposed.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive.

COMMENT: No service areas are proposed with this SDP.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.

COMMENT: This SDP proposes only residential development. The proposed recreation and conservation spaces included with this plan are designed to serve the local residents and their visitors. Each open area has been designed and sized to accommodate the intended use.

(10) Architecture

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

COMMENT: The approved Comprehensive Design Plan CDP-22001 text states that "the Applicant will propose architecture with an appropriate variety of building forms, and a harmonious use of materials and styles" at the time of Specific Design Plan. The approved SDP-2501 for Architecture includes a wide range of architectural elevations for both single-family detached and single-family attached products, each with a variety of building widths. That omnibus application of architecture for review enables a comprehensive and unified presentation of the harmonious use of materials and styles proposed for the entire Property. The proposed architecture is in keeping with the character and purpose of the residential development in the former R-S Zone. This development is proceeding from a Zoning Map Amendment where development pods were proposed with the approved Basic Plan. No modifications in accordance with Section 27-277 are requested due to the development history of approvals.

(11) Townhouses and three-family dwellings.

(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

COMMENT: Areas of mature trees are preserved to the greatest extent possible with the proposed plan for the Property. The two development pod areas in which townhouses are proposed are currently mostly clear, previously disturbed land so that the possibility to preserve healthy trees in the areas prioritized with this section is not applicable in this instance. There will be a substantial number of trees planted in accordance with the Landscape Manual in conjunction with subsequent Specific Design Plans, and buffering rears of dwelling units is a primary goal.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

COMMENT: The majority of townhouse arrangements for the site, as demonstrated with the Preliminary Plan of Subdivision, is notably in sections at right angles to each other rather than along long, internal curves.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

COMMENT: Recreation areas in the vicinity of townhouse units have been carefully situated to provide distinct separation and appropriate buffering from the proposed units.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.

COMMENT: The approved architectural elevations from SDP-2501 employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials in order to convey the individuality of each unit, avoiding repetition, and maintaining a cohesive character for this new community.

(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

COMMENT: As shown on the approved PPS and as shown on this full SDP for the site, the proposed land plan has taken careful consideration to avoid orienting the rears of townhouses towards public rights-of-way and parking lots. In all required locations, landscaping, berming, fencing, or a combination of these techniques may be used as the detailed level of site design progresses.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

COMMENT: Precise attention has been given to the aesthetic appearance of the offsets of buildings, particularly how it assists in conveying the individuality of each unit as well as creating an effective human scale environment for the future residents and their visitors.

XI. CONCLUSION

With this Specific Design Plan, Saddle Ridge continues the process of presenting multiple housing opportunities within a single development, replete with significant open space, including active and passive opportunities, an extensive trail system, and its respectful treatment and preservation of the natural environment. The SDP and the development scheme improve upon the total environment by prioritizing the preservation of the Burch Branch and its tributaries. With prior approvals and throughout this text, the Applicant has put forth an innovative land plan that fulfills the recommendations of Plan 2035 and the applicable Master Plan, which both recommend residential development of up to 3.5 dwellings per acre.

Finally, the Applicant has demonstrated that the proposed SDP is in harmony with the purposes of the prior R-S Zone. For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of SDP-2025-0015 for full Specific Design Plan, as they are in conformance with the requirements of Subtitle 27 of the prior Prince George's County Code.

Respectfully submitted,

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Christine Gillette, PLA
Senior Landscape Architect / Senior Associate

APPENDIX A

Street Address	Tax Account No.	Parcel	Liber	Folio
6301 Floral Park Rd. Brandywine, MD, 20613	11-1182534	110	35214	42
6315 Floral Park Rd. Brandywine, MD, 20613	11-1140235	143	35214	42
6405 Floral Park Rd. Brandywine, MD, 20613	11-1174572	37	35214	42
6411 Floral Park Rd. Brandywine, MD, 20613	11-1189125	66	35214	42
6600 Accokeek Rd. Brandywine, MD 20613	11-1161199	157	35214	42
6500 Accokeek Rd. Brandywine, MD 20613	11-1189190	86	35214	42
6306 Accokeek Rd. Brandywine, MD 20613	11-1189182	188	35214	42
South Hill Road	11-5528410	236	34550	552

This application includes the following Lots in the Littleworth Subdivision (Plat Book SDH 3 Plat No. 86):

Note: There are no block designations for the Littleworth Subdivision.

Street Address	Tax Account No.	"Littleworth" Lots	Liber	Folio
6920 Accokeek Rd. Brandywine, MD 20613	11-1189091	p/o Lots 45, 46 & 47	35214	42
6910 Accokeek Rd. Brandywine, MD 20613	11-1137017	p/o Lots 45, 46 & 47	35214	42
6940 Accokeek Rd. Brandywine, MD 20613	11-1137025	Lot 61 & p/o Lots 62-66	35214	42
6900 Accokeek Rd. Brandywine, MD 20613	11-1189109	p/o Lots 62-66	35214	42
6980 Accokeek Rd. Brandywine, MD 20613	11-1189141	p/o Lot 44	35214	42
13535 Brandywine Rd. Brandywine, MD 20613	11-1189323	p/o Lot 44	35214	42

RODGERS CONSULTING | Knowledge Creativity Enduring Values

Saddle Ridge

Specific Design Plan SDP-2025-0015

Statement of Justification

for

Proposed Impacts to the Primary Management Area (PMA)

May 2026

Executive Summary

1. **This SDP has a net increase of 1% of impacts to the PMA approved with PPS 4-24013**
    a. This SDP proposes 287,778 square feet (6.61 Ac.) of PMA impacts.
    b. This is an increase of 32,386 square feet (0.74 Ac) from the PPS.
    c. Of these additional impacts, approximately 31,800 square feet (0.73 Ac.), or 98%, is a result of a 15' sewer easement expansion as requested by WSSC.
    d. Impacts increase to 8% of the overall PMA found on-site.
2. **One new impact is proposed that was not previously approved and one impact has been removed since PPS-4-24013**
    a. Impact Z is for grading due to a proposed roadway tie-in in which grading only affects areas of steep slopes. This impact is unavoidable to account for a necessary proposed utility easement.
    b. Impact H, proposed for a stormwater outfall, has been removed from this SDP.
3. PPS-4-24013 had approved 25 impacts for road crossings, storm drains, and water-sewer
    a. The total was 255,392 square feet or 5.86 Ac.
    b. 7% of the total PMA proposed for impacts
    c. There are changes proposed to Impacts C, E, F, J, O, Q, R, T, V, W, and Z

I. Description and Location of the Subject Property

D.R. Horton (the "Applicant") submits this Statement of Justification (the "Statement") in conjunction with the application for a Specific Design Plan (the "SDP" or the "Application") approval for approximately 289.36 acres (in gross tract area) of property located north of Accokeek Road, south of Floral Park Road, and bordered the west by S. Hill Road and Kydon Court in Prince George's County, Maryland, within Planning Area 85A, Council District 11. Currently, the site consists of old construction fill piles, streams, wetlands, and woodlands.

The Property is currently identified as existing Parcels 37, 66, 86, 110, 143, 157, 188, and 236. The property is located on Tax Map 144, grid C1, C2, C3, C4, D2, D3, and D4, and is in the LCD (Legacy Comprehensive Design) Zone as approved by the District Council on October 17, 2022, after its hearing on September 12, 2022. The site is also located within the Developing Tier and Environmental Strategy Area 2 of Prince George's County Plan 2035.

The site falls within the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment*

("Master Plan" and "SMA"), which envisions the property as a "Residential Low" area. These areas are characterized by limited density and the preservation of large tracts of woodland in sensitive areas. A Specific Design Plan (SDP) for infrastructure, SDP-2304, was approved at planning board on June 13, 2024. And then a Preliminary Plan of Subdivision PPS 4-24013 was approved July 10, 2025.

II. General Description of Proposed Use and Request

The Property is an existing 289.36-acre tract comprised of eight (8) parcels. These parcels contain a mix of existing woodlands, wetlands, streams, previously disturbed land, and are currently undeveloped. The applicant now submits this Specific Design Plan for approval. In order to achieve the vision outlined in the SMA, the proposed SDP includes lots, roadways, storm drain infrastructure, stormwater management facilities, water and sewer infrastructure, and overall site grading.

This Statement of Justification is serving as a justification of impacts to the Primary Management Area (PMA) to support the final SDP.

III. Description of Existing Regulated Environmental Features On-Site

The Property contains a total of 78.90 acres of Primary Management Area ("PMA"). The PMA includes 16,292 linear feet of regulated streams, adjacent wetlands, wetland buffers, stream buffer, 100-year floodplain, and areas of steep slopes. The PMA runs through the western, northern, southern, and southeastern portions of the site making a crossing unavoidable for full access to the developable areas of the site. The majority of the PMA is made up of the aforementioned stream and the associated 75' stream buffer and its existing vegetation, while also encompassing steep slopes in certain areas.

A Preliminary Plan of Subdivision (PPS 4-24013) was approved at Planning Board on June 13, 2024. As part of the PPS process, 25 impacts to the PMA were approved at Planning Board, which consisted of stormwater management outfalls road crossings, and sewer lines that totaled 255,392 square feet (5.86 Ac).

IV. Description of Applicable Code

Environmental Planning Section (EPS) Staff has requested this general statement of justification for PMA impacts at this time (i.e., during the review of this PPS). Section 27-521(a)(11), by reference, triggers the requirements of Section 24-130(b)(5). As such, Section 24-130(b)(5) of the Subdivision Regulations provide:

> A statement of justification describing how the proposed design preserves and/or restores the regulated environmental features to the fullest extent possible.

That section goes on to set forth the following:

> **Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones, the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental resources shall be placed in a conservation easement and depicted on the final plat.**

The Environmental Technical Manual enumerates the standards by which preservation and/or restoration of environmental features "to the fullest extent possible" is measured. This PMA impact analysis is being offered in satisfaction of Section 27-521(a)(11) of the Zoning Ordinance.

V. Specific Description of Proposed Impacts and Justification of Avoidance and Minimization

As noted in Section IV, the SDP application is required to preserve regulated environmental features in a natural state to the fullest extent possible. Part C, Section 2.0 of the Environmental Technical Manual contains guidance for determining whether "fullest extent possible" has been satisfied, as follows:

> **The determination of "fullest extent possible" is a three-step process that starts with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative, minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed.**
>
> **Where properties are located in the Developed Tier or a designated center or corridor, impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites. Such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently unvegetated buffer. Preservation of existing vegetated buffers will be a priority.**

Avoidance of Impacts

The proposed project has been designed to avoid 92% of the PMA found on the site. Approximately 98% of the PMA located within the parcels north of the PEPCO transmission lines has been avoided, minus some small areas for stormwater outfalls. Large areas on the southern side have also been avoided by focusing proposed development away from the PMA and outside of the stream valleys. Impacts have been limited to

what is required to successfully and safely construct the project along with associated infrastructure and utilities.

There are two examples where impacts have been successfully avoided. Impact H, which was approved with the PPS, has since been removed from this SDP since the stormwater outfall associated with this impact has been successfully moved out of the PMA. On Impact F, also approved on the PPS, the sewer crosses the PMA to connect residential pods together on the east and west sides of the PMA. Since the approval of the PPS, this crossing has been moved approximately 275' south. This relocation allows the sewer alignment to run in between two wetlands instead of impacting the northern wetland as approved on the PPS. Figure 1 illustrates both the original (displayed in black) and the proposed (displayed in blue) sewer alignments.

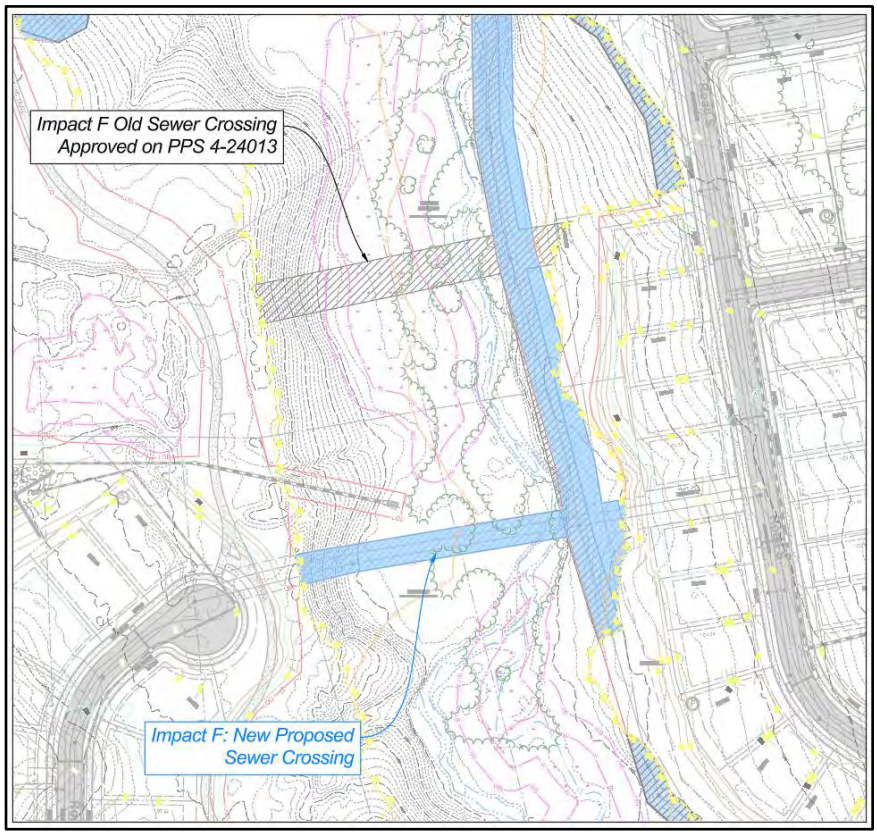


Figure 1: Impact F approved sewer alignment (black) and proposed sewer alignment (blue)

Minimization of Impacts

The design of the site has been laid out to minimize the required impacts to the PMA, limiting them to a single road crossing, storm drain outfalls, sewer infrastructure, trail crossings, and small areas of grading. There are no permanent impacts to wetlands found within the PMA and no permanent impacts to streams other than the required access road described below. Proposed water-sewer impacts can be considered temporary for grading purposes, although they will require the clearing of forest and the continuous maintenance of an easement to prevent new forest from establishing. The proposed trail that crosses the PMA has been designed to cross the stream perpendicular and will utilize an elevated boardwalk to reduce total ground disturbance. Overall impacts to the PMA have been increased to 8% of the overall 78.90 acres of PMA found on the site, a 1% increase from the PPS.

Proposed Impacts to the PMA

The Primary Management Area on the Property is associated with Burch Branch, unnamed tributaries, and their associated buffers, steep slopes, floodplain, and associated wetlands and their buffers. Impacts proposed with this SDP and TCP2 are highlighted below, including exhibits showing where all previously approved and proposed impacts occur relative to the site.

PRIMARY MANAGEMENT AREA IMPACT TABLE

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS	Current PMA Impacts Proposed (Square Feet)	Change from PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
A	3	SWM Outfall/ Permanent	1,898	1,780	-118	20	0	0	1,780	0
B	5	SWM Outfall/ Permanent	1,795	2,106	311	0	0	0	2,106	137
C	3	SWM Outfall/ Permanent	921	946	25	0	0	0	0	223
D	7	Pedestrian Trail/ Permanent	5,906	5,911	5	39	0	0	5,776	0
E	7	SWM Outfall/ Permanent	868	884	16	0	0	0	0	0
F	6, 7, 9, 10, 13	Sewer Line/ Permanent	98,394	121,554	23,160	318	0	0	103,398	73,052
G	10	SWM Outfall/ Permanent	3,165	3,165	0	22	0	0	2,745	396
H	11	SWM Outfall/ Permanent	28	0	-28	0	0	0	0	0
I	8	SWM Outfall/ Permanent	1,051	1,051	0	0	0	0	1,050	52
J	9	SWM Outfall/ Permanent	3,963	4,318	355	0	0	0	0	852
K	10	SWM Outfall/ Permanent	3,053	3,049	-4	0	0	0	1,474	103
L	10	SWM Outfall/ Permanent	1,189	1,189	0	0	0	0	685	209
M	12	SWM Outfall/ Permanent	4,342	4,342	0	0	0	0	2,091	0
N	15	SWM Outfall/ Permanent	2,875	2,875	0	9	0	0	2,375	0
O	13	Sewer Line/ Permanent	11,842	15,432	3,590	0	0	0	2,156	5,338
P	13	SWM Outfall/ Permanent	689	689	0	0	0	0	0	628
Q	13	Sewer Line/ Permanent	13,256	18,306	5,050	50	2,565	4,581	7,495	12,841
R	13	SWM Outfall/ Permanent	6,913	6,346	-567	0	582	920	987	1,532
S	14	SWM Outfall/ Permanent	2,348	2,348	0	0	0	0	2,347	448
T	14, 16	Road Crossing/ Permanent	36,980	36,987	7	215	0	23	34,916	25,501
U	16	SWM Outfall/ Permanent	1,547	1,547	0	0	0	0	1,546	0
V	9	Pedestrian Trail/ Permanent	43,551	44,322	771	23	0	0	7,018	2,285
W	10	Grading/ Permanent	4,482	4,082	-400	0	0	0	0	0
X	3	SWM Outfall/ Permanent	2,561	2,559	-2	0	0	0	1,587	283
Y	7, 10	SWM Outfall/ Permanent	1,775	1,775	0	22	0	0	1,775	837
Z	7	Road Crossing/ Permanent	0	215	215	0	0	0	0	0
Total PMA Impact			**255,392**	**287,778**	**32,386**	-	-	-	-	-
Total linear feet of stream bed impact						**718**	-	-	-	-
Total wetland and wetland buffer impact							**3,147**	**5,524**	-	-
Total stream buffer impact									**183,307**	-
Total 100 year impact										**124,717**

Impacts A, B, C, E, G, H, I, J, K, L, M, N, P, R, S, U, X, and Y: SWM Outfalls

These 17 impacts total 40,969 square feet (0.94 Ac) and have all had previous approvals on PPS-4-24013 for stormwater management outfalls. It can be noted for all stormwater management outfalls, the area slated for disturbance will be a maintained grass area at final condition, with only a headwall and riprap above ground. This grass area maintains the ability of wildlife to traverse through these impact areas to contiguous areas of forest within the stream buffer and PMA. With this SDP, changes are proposed to 8 of the 17 previously approved impacts.

Impact A was reduced by 118 square feet by shifting the outfall to a more perpendicular alignment towards the stream valley. Total impacts proposed with A are 1,780 square feet (0.04 Ac).

Impact B increased 311 square feet from 1,795 square feet (0.04 Ac) approved on the PPS to 2,106 square feet (0.05 Ac). The increase in Impact B is due to relocation of the proposed stormwater outfall. This outfall was relocated to avoid the removal of ST-249.

Impact C increased 25 square feet from 921 square feet (0.02 Ac) approved on the PPS to 946 square feet (0.02 Ac) proposed on this SDP. This impact increase is a result of engineering and design progression and the actual area needed to construct the storm drain.

Impact E increased 16 square feet from 868 square feet (0.02 Ac) approved on the PPS to 884 square feet (0.02 Ac) proposed on this SDP. This impact increase is a result of engineering and design progression and the actual area needed to construct the storm drain.

Impact H was previously approved for 28 square feet (<0.01 Ac). Due to engineering and design progression, this impact has been removed from this SDP.

Impact J increased 355 square feet from 3,963 square feet (0.10 Ac) approved on the PPS to 4,318 square feet (0.10 Ac) proposed on this SDP submittal. This increase to Impact J is due to the relocation of the proposed sewer crossing shown in Impact F. Impact F originally proposed to cross the PMA approximately 275' north of the new proposed crossing, but is now proposed in its current alignment to be closer to the low point in the road on the eastern side of the floodplain. This current alignment also avoids wetland impacts that were previously approved. Figure 2 below shows the locations of Impact J and Impact F:

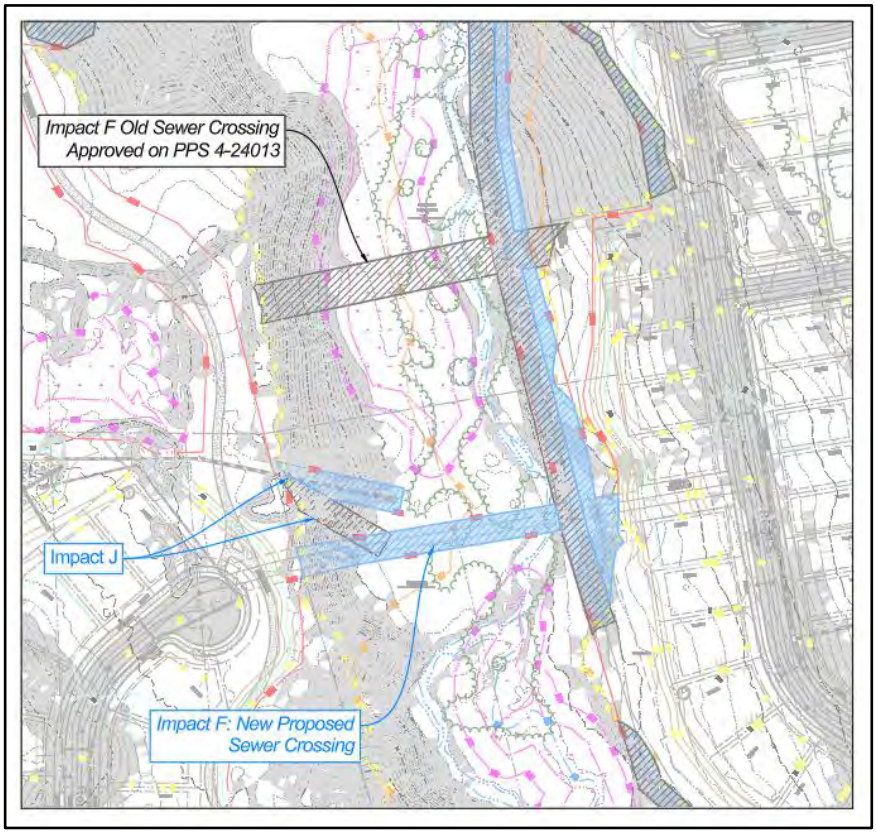


Figure 2: Impact F approved sewer alignment (black) and proposed sewer alignment (blue)

Impact K was reduced by 4 square feet due to engineering and design progression. Total impacts for K are 3,049 square feet (0.07 Ac).

Impact R was reduced by 567 square feet due to engineering and design progression. Total impacts for R are 6,345 square feet (0.15 Ac).

There are no changes to Impacts G, I, L, M, N, P, S, U, and Y proposed on this SDP submittal.

Impacts D & V: Pedestrian Trail

This impact is a result of the proposed pedestrian trail to maintain connectivity throughout the residential pods. There is an existing master-planned trail mapped to go through the Burch Branch floodplain, which would incur large amounts of impacts to the PMA for tree clearing and trail construction. This plan proposes a different alignment that will connect Accokeek Road to Floral Park Road, with only two crossings of the PMA proposed.

In order to maintain the connectivity of the project as a whole, successfully construct a version of the

master-planned trail, and also ensure the trail falls at least partially within a natural setting, the current alignment is proposed. Impact D utilizes an existing culvert and access road to avoid a new required stream crossing.

Impact D totals 5,911 square feet (0.14 Ac), which increased 5 square feet from the 5,906 square feet approved with the PPS. The minor increase in size of Impact D is due to the progression of engineering and refinement of the design and the actual area needed to grade and construct the trail.

Impact V is a result of a pedestrian trail that will connect two development pods that are otherwise isolated from one another. This area does incur some impacts due to required grading in order to create a safe trail slope down to the stream valley, areas slated for grading can be reforested to maximize forest cover adjacent to the trail. In order to minimize impacts within the stream valley, this trail crosses the stream perpendicular to its channel, and a bridge boardwalk will be utilized to minimize ground impacts. New forest plantings will also help with sediment retention and nutrient uptake along the slope.

Impact V totals 44,322 square feet (1.02 Ac), which increased 771 square feet from the 43,551 square feet approved with the PPS. Impact V increased due to the progression of engineering and refinement of the design. Final conditions for the trail will include reforestation where applicable as shown on the TCP2.

Impact W and Z: Tie-Out Grading

Impact W is required to tie-out grading for an internal roadway. For the road geometry to be consistent throughout the area, grading to the area of steep slopes is required. There are no lots proposed as a result of this grading into the PMA, and the area will be reforested post-construction with native tree species to maintain a buffer from the new forest edge, for which the entire area will be placed into a protective easement, ensuring the preservation of the forest area in perpetuity.

Impact W totals 4,082 square feet (0.09 Ac), which decreased 400 square feet from the 4,482 square feet approved with the PPS. Impact W decreased in size due to increased due to the progression of engineering and refinement of the design.

Impact Z has been added to this SDP and is required to tie-out grading for an internal roadway. Similar to Impact W grading to areas of steep slopes is required in order for road geometry to be consistent across the land bay. There are no lots proposed as a result of this grading into the PMA. Impact Z totals 215 square feet (<0.01 Ac).

Impacts F, O, & Q: Sewer Line

These 3 impacts were approved with PPS 4-24013 for 123,492 square feet (2.83 Ac) to construct a sewer line through the development. The proposed line will allow for future connections to the south by extending a WSSC easement to the edge of the property.

Impacts F, O, and Q have all been increased due to a need for WSSC easement expansion for the proposed sewer alignment. The sewer was subject to a September 2025 Hydraulic Planning Analysis (HPA) Amendment, changing the sewer to a WSSC Capital Improvement Project (CIP). The sewer expansion was originally designed with a 30' width, which was needed to construct the sewer line on-site. With the HPA Amendment, WSSC has since requested an additional 15' be incorporated into the proposed easement to ensure adequate access for future maintenance activities and potential future relief sewer alignments. Even if there will be no clearing or earthwork proposed in this extra 15' as part of this SDP, it is included within the LOD and requested as an impact.

Impact F totals 121,554 square feet (2.79 Ac), which increased 23,160 square feet from the 98,394 square feet approved with the PPS. As part of the current proposal, Impact F includes the relocation of the sewer crossing over the stream valley and associated floodplain (see below for sewer crossing figure). This revised alignment has been designed to minimize environmental disturbance, and as a result, impacts to the wetland area located north of the new crossing have been successfully avoided.

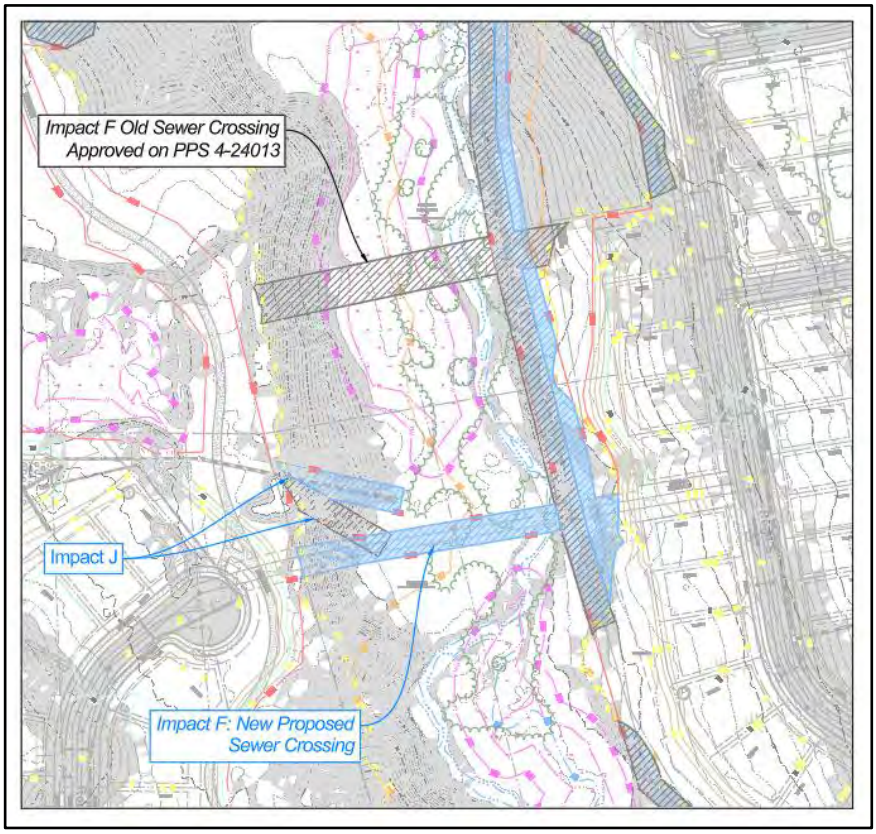


Figure 3: Impact F sewer crossing alignments

Impact O totals 15,432 square feet (0.35 Ac), which increased 3,590 square feet from the 11,842 square feet approved with the PPS for the expansion to accommodate the WSSC requested additional 15-feet within the easement.

Impact Q totals 18,306 square feet (0.42 Ac), which increased 5,050 square feet from the 13,256 square feet approved with the PPS for the expansion to accommodate the WSSC requested additional 15-feet within the easement.

Impact T: Road Crossing

Impact T was approved with PPS 4-24013 for the main access road for 36,980 square feet (0.85 Ac.). The proposed road crossing serves to connect the majority of the southern section of the site to Accokeek Road. Without this connection, there would be no way to access the middle of the site.

Due to further design progression and engineering, Impact T had an increase of 7 square feet to 36,987 square feet (0.85 Ac) due to refinement of the limit of disturbance to what it will require to construct the road crossing.

VI. Mitigation and Restoration

Despite the listed impacts to the Primary Management Area, where feasible, there will be reforestation of native tree species that will create a new forest edge to buffer the existing forest. These impact areas will become less noticeable over time as the new forest grows and will protect the existing adjacent forest by providing a robust, diverse buffer. Forest surrounding streams and wetlands will be placed into easements, ensuring their permanent protection. Areas that are not able to meet the requirements for forest will be planted with native landscape species to ensure there is a buffer to the existing forest. Proposed planting areas are shown on the TCP2 included with this application.

Any impacts to regulated floodplains, wetlands, or streams will be addressed during the submittal of a Joint Permit Application to the Maryland Department of the Environment and the U.S. Army Corps. of Engineers, whereat impacts can be assessed and any required mitigation coordinated through those two agencies. Timing for the submittal of the Joint Permit Application will coincide with the submittal and review of this SDP and TCP2.

VII. Conclusion

This justification of impacts to the Primary Management Area are associated with establishing the required infrastructure to support the future development while incorporating the existing stream valleys and minimizing impacts to regulated resources. The proposed impacts are considered minor as the additional impacts proposed with this final SDP is only a 1% increase from the impacts approved with the PPS. Approval of these impacts would allow the applicant to create the vision for the property outlined in the Master Plan and SMA, while also preserving environmental features to the fullest extent feasible.

Thank you for your consideration of this request and feel free to call or email with any questions or to discuss these matters. I can be reached at (240) 912-2169 or rswam@rodgers.com.

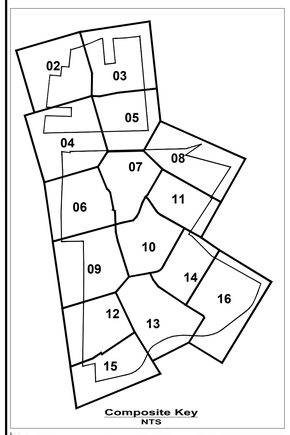
Sincerely,

Rob Swam
Environmental Project Manager
Senior Associate
Rodgers Consulting, Inc

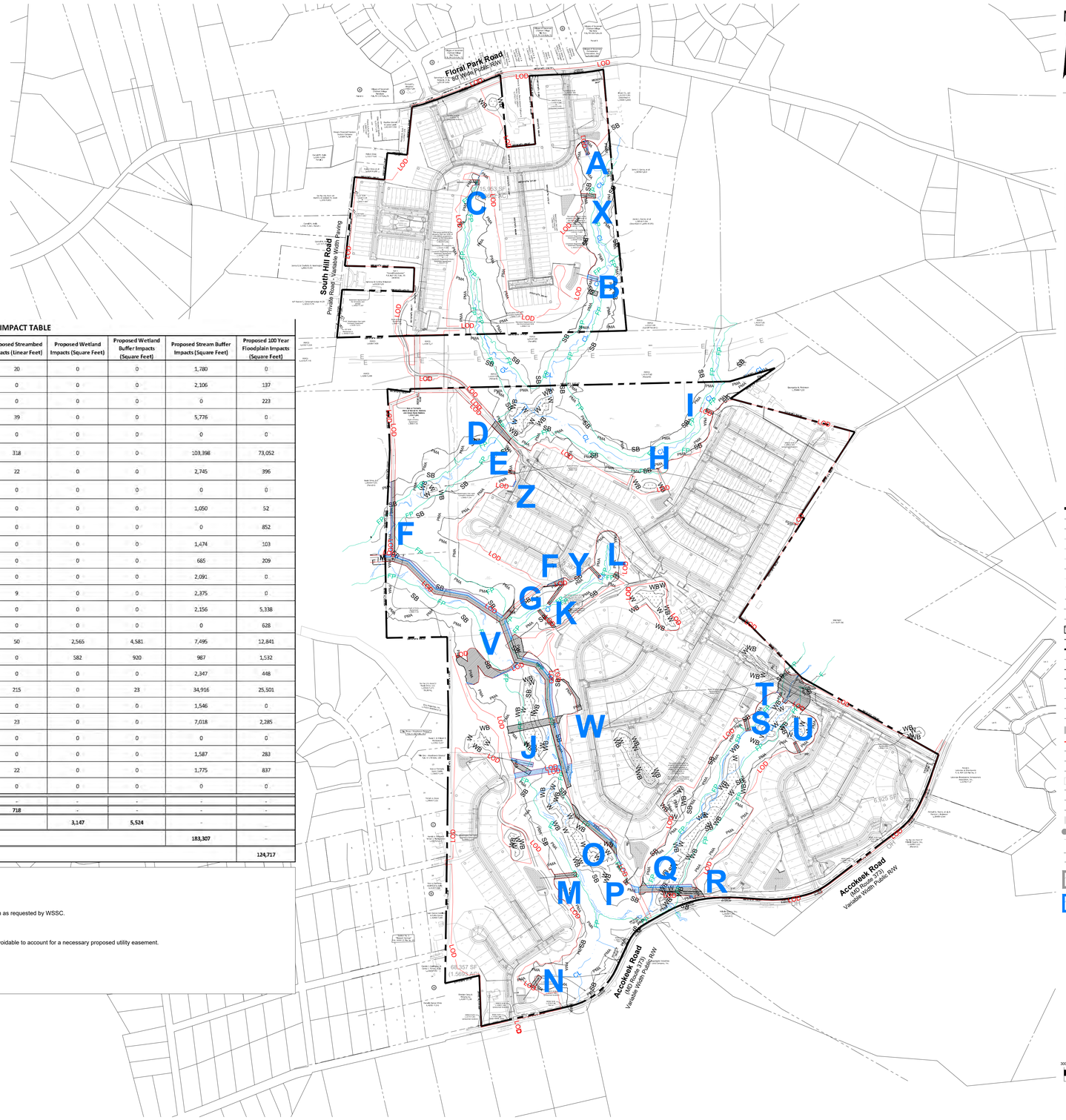
SADDLE RIDGE

PMA Impact Exhibit

11TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND



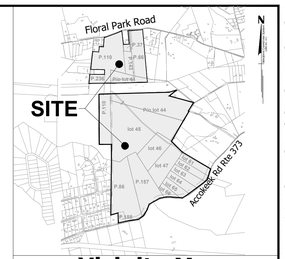
Composite Key
NTS



N

Scale: 1"= 300'

NGVD: 29
NAD: 83



Vicinity Map
SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY
WSSC GRID: 217SE06, 218SE06 & 219SE06

SHEET INDEX	
Sheet No.	Sheet Title
01	Cover Sheet
02	Plan Sheet
03	Plan Sheet
04	Plan Sheet
05	Plan Sheet
06	Plan Sheet
07	Plan Sheet
08	Plan Sheet
09	Plan Sheet
10	Plan Sheet
11	Plan Sheet
12	Plan Sheet
13	Plan Sheet
14	Plan Sheet
15	Plan Sheet
16	Plan Sheet

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX.POND
- EX. STEEP SLOPES
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK / TRAIL
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PREVIOUSLY APPROVED PRIMARY MANAGEMENT AREA IMPACT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

300' 0 150' 300' 600' 1,200'

1 INCH = 300 FT

PRIMARY MANAGEMENT AREA IMPACT TABLE

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS	Current PMA Impacts Proposed (Square Feet)	Change from PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
A	3	SWM Outfall/ Permanent	1,898	1,780	-118	20	0	0	1,780	0
B	5	SWM Outfall/ Permanent	1,795	2,106	311	0	0	0	2,106	137
C	3	SWM Outfall/ Permanent	921	946	25	0	0	0	0	223
D	7	Pedestrian Trail/ Permanent	5,906	5,911	5	39	0	0	5,776	0
E	7	SWM Outfall/ Permanent	868	884	16	0	0	0	0	0
F	6, 7, 9, 10, 13	Sewer Line/ Permanent	98,394	121,554	23,160	318	0	0	103,398	73,052
G	10	SWM Outfall/ Permanent	3,165	3,165	0	22	0	0	2,745	396
H	11	SWM Outfall/ Permanent	28	0	-28	0	0	0	0	0
I	8	SWM Outfall/ Permanent	1,051	1,051	0	0	0	0	1,050	52
J	9	SWM Outfall/ Permanent	3,963	4,318	355	0	0	0	0	852
K	10	SWM Outfall/ Permanent	3,053	3,049	-4	0	0	0	1,474	103
L	10	SWM Outfall/ Permanent	1,189	1,189	0	0	0	0	685	209
M	12	SWM Outfall/ Permanent	4,342	4,342	0	0	0	0	2,091	0
N	15	SWM Outfall/ Permanent	2,875	2,875	0	9	0	0	2,375	0
O	13	Sewer Line/ Permanent	11,842	15,432	3,590	0	0	0	2,156	5,338
P	13	SWM Outfall/ Permanent	689	689	0	0	0	0	0	628
Q	13	Sewer Line/ Permanent	13,256	18,306	5,050	50	2,565	4,581	7,495	12,841
R	13	SWM Outfall/ Permanent	6,913	6,346	-567	0	582	920	987	1,532
S	14	SWM Outfall/ Permanent	2,348	2,348	0	0	0	0	2,347	448
T	14, 16	Road Crossing/ Permanent	36,980	36,987	7	215	0	23	34,916	25,501
U	16	SWM Outfall/ Permanent	1,547	1,547	0	0	0	0	1,546	0
V	9	Pedestrian Trail/ Permanent	43,551	44,322	771	23	0	0	7,018	2,285
W	10	Grading/ Permanent	4,482	4,082	-400	0	0	0	0	0
X	3	SWM Outfall/ Permanent	2,561	2,559	-2	0	0	0	1,587	283
Y	7, 10	SWM Outfall/ Permanent	1,775	1,775	0	22	0	0	1,775	837
Z	7	Road Crossing/ Permanent	0	215	215	0	0	0	0	0
Total PMA Impact			**255,392**	**287,778**	**32,386**	-	-	-	-	-
Total linear feet of stream bed impact						**718**	-	-	-	-
Total wetland and wetland buffer impact							**3,147**	**5,524**	-	-
Total stream buffer impact									**183,307**	-
Total 100 year impact										**124,717**

SUMMARY

1. This SDP has a net increase of 1% of impacts to the PMA approved with PPS-4-24013.

1.1. This SDP proposes 287,778 square feet (6.61 Ac.) of PMA impacts.
1.2. This is an increase of 32,386 square feet (0.74 Ac) from the PPS.
1.3. Of these additional impacts, approximately 31,800 square feet (0.73 Ac.), or 98%, is a result of a 15' sewer easement expansion as requested by WSSC.
1.4. Impacts increase to 8% of the overall PMA found on-site.

2. One new impact is proposed that was not previously approved and one impact has been removed since PPS-4-24013.

2.1. Impact Z is for grading due to a proposed roadway tie-in in which grading only affects areas of steep slopes. This impact is unavoidable to account for a necessary proposed utility easement.
2.2. Impact H, proposed for a stormwater outfall, has been removed from this SDP.

3. PPS-4-24013 had approved 25 impacts for road crossings, storm drains, and water-sewer.

3.1. The total was 255,392 square feet or 5.86 Ac.
3.2. 7% of the total PMA proposed for impacts.
3.3. There are changes proposed to Impacts O, E, F, J, O, Q, R, T, V, W, and Z.

REVISION	DATE	REVISION	DATE	REVISION	DATE

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PMA IMPACT EXHIBIT
COVER SHEET

SCALE: 1" = 300'
JOB No. 0832P7
DATE: MAY 2026
TCP No. TCP2-2026-0032
SHEET No. 01 OF 16

PRELIMINARY NOT FOR CONSTRUCTION

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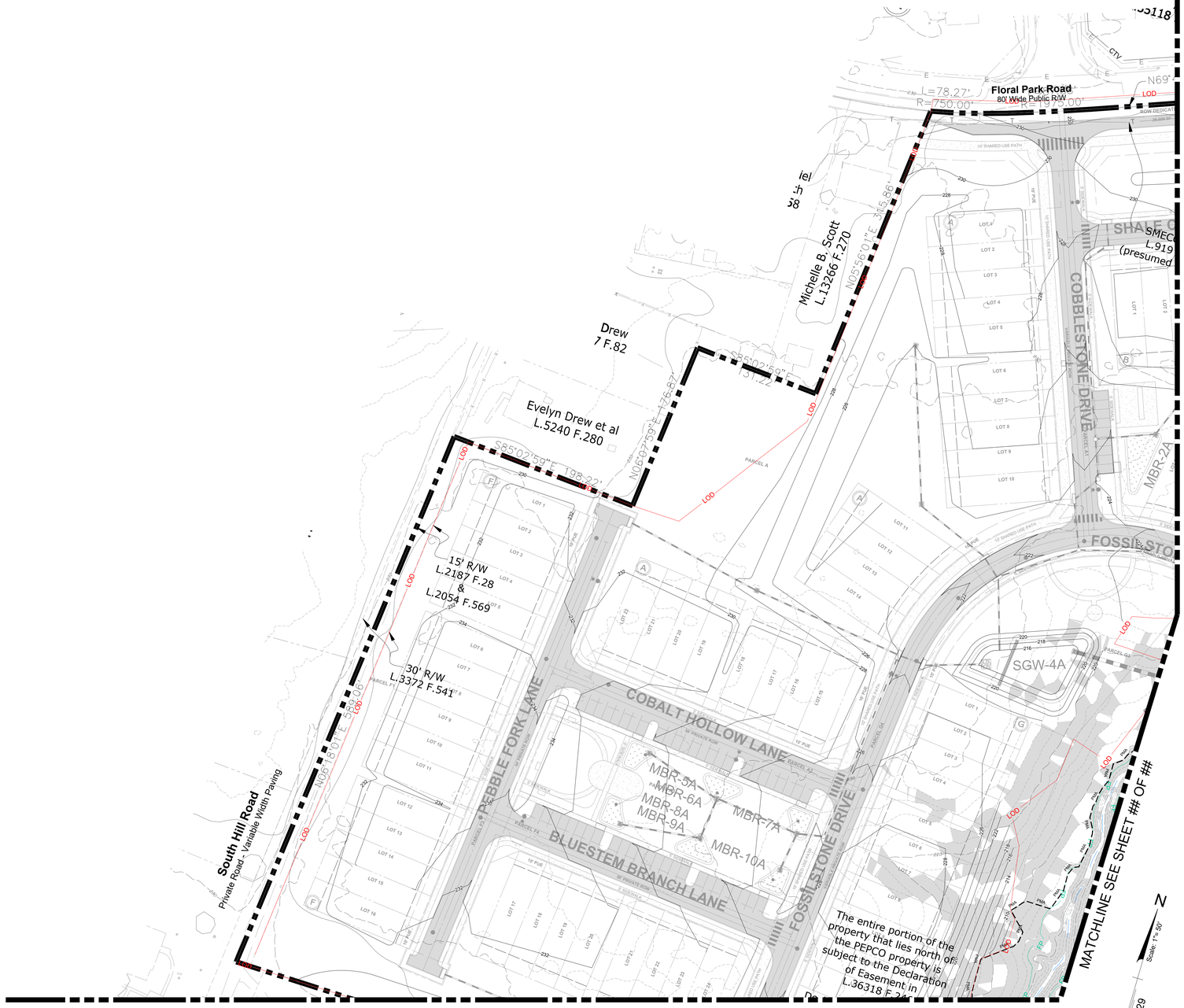

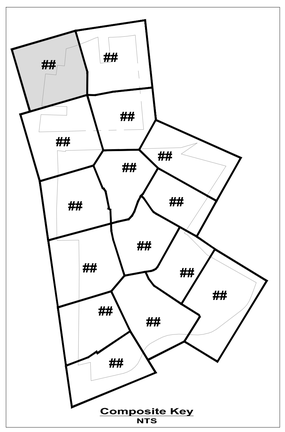

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- W — EX. WATER
- S — EX. SEWER
- SD — EX. STORM DRAIN
- W W W W — EX. WETLAND
- WB — EX. WETLAND BUFFER
- PMA PMA PMA PMA — EX. PRIMARY MGMT AREA
- SB SB — EX. STREAM BUFFER
- CL — EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- FP FP — EX. FLOODPLAIN
- FP BRL — EX. FLOODPLAIN BRL
- EX.POND
- EX. STEEP SLOPES
- LOD — PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK/TRAIL
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
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PMA IMPACT EXHIBIT
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SCALE: 1" = 50'
JOB No. 0832P7
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. ## OF ##

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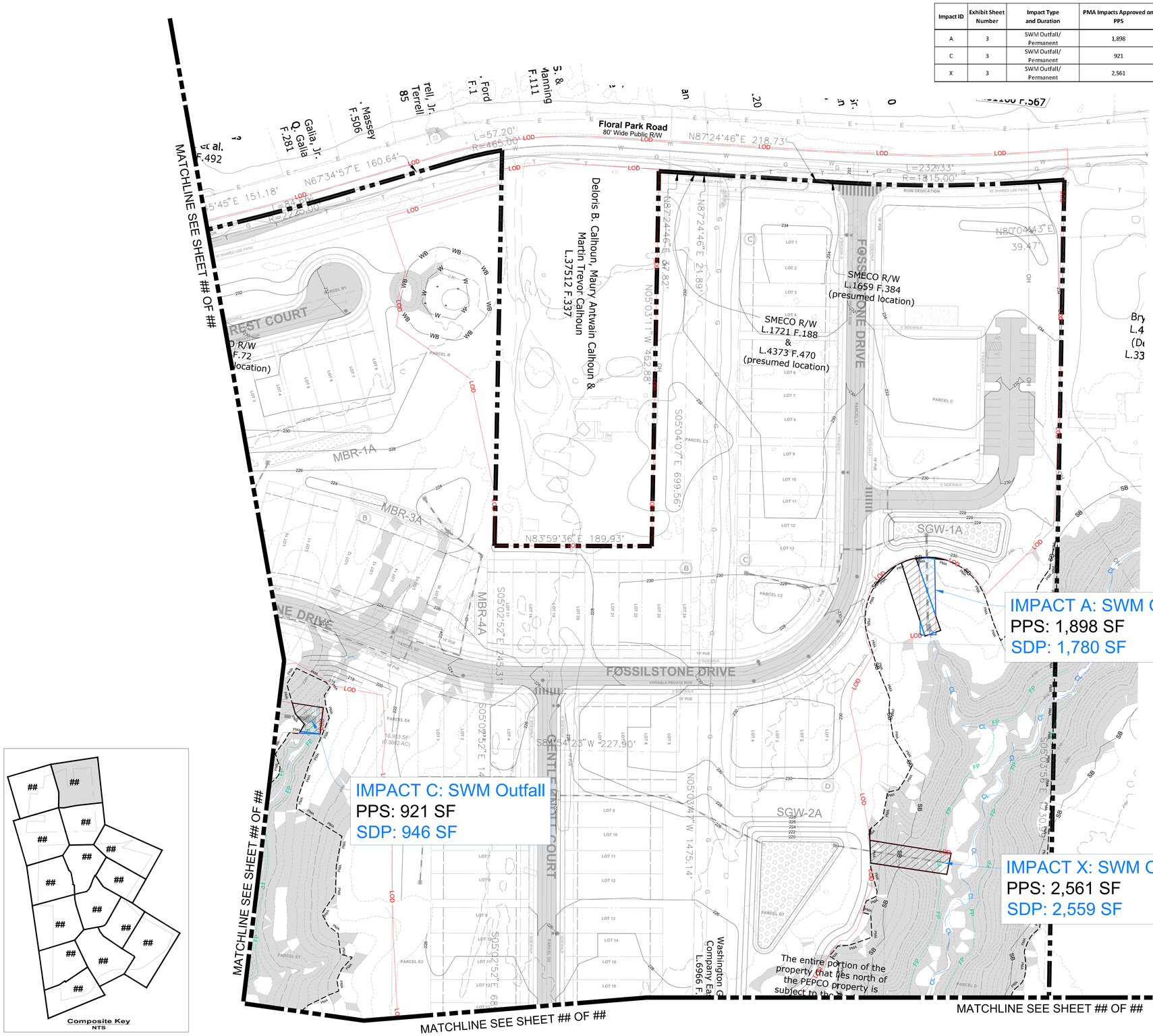
A	3	SWM Outfall/ Permanent	1,898	1,780	-118	20	0	0	1,780	0
C	3	SWM Outfall/ Permanent	921	946	25	0	0	0	0	223
X	3	SWM Outfall/ Permanent	2,561	2,559	-2	0	0	0	1,587	283



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PMA IMPACT EXHIBIT
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JOB No. 0832P7
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. ## OF ##

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MATCHLINE SEE SHEET ## OF ##

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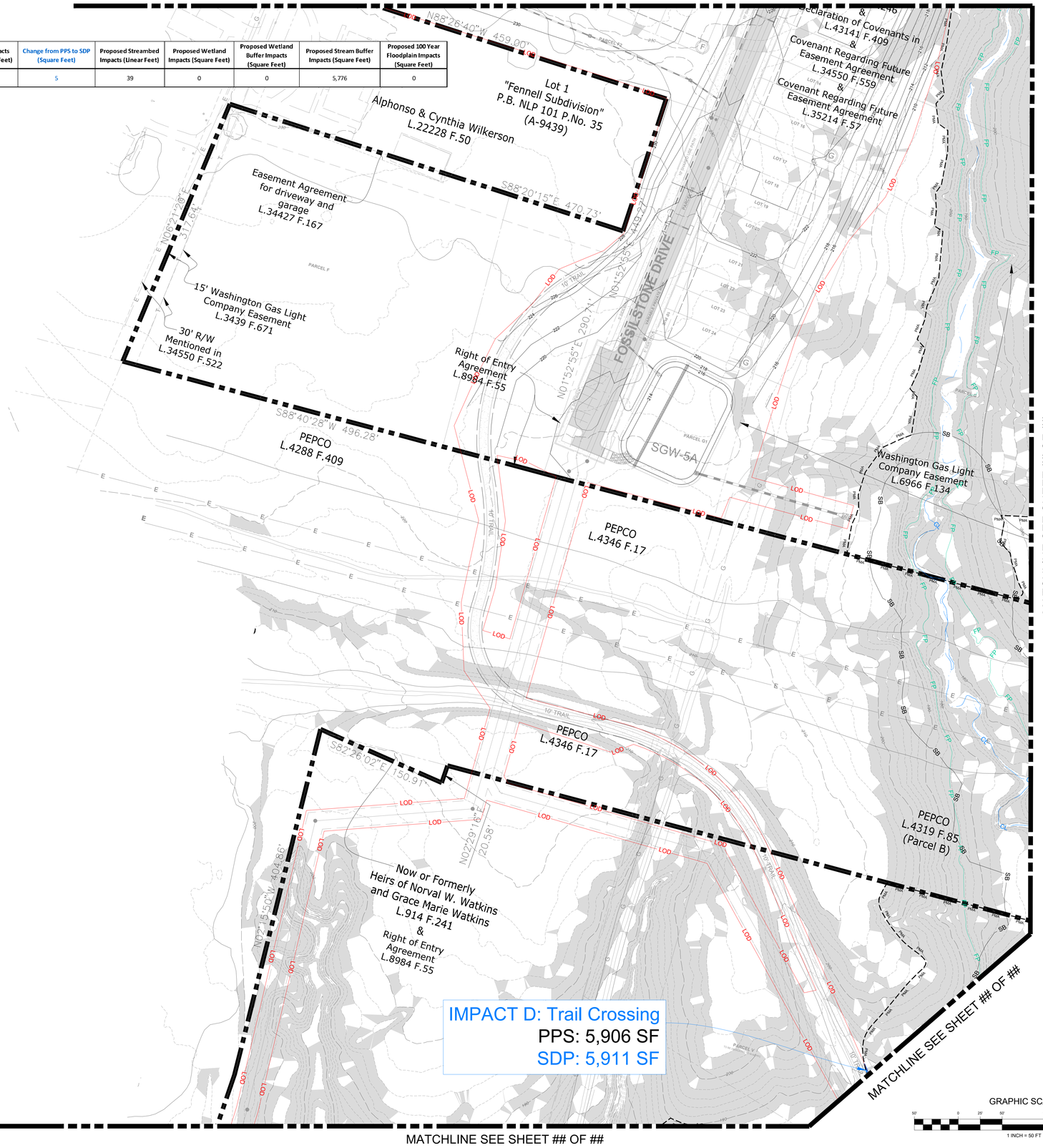
D	4, 7	Pedestrian Trail/ Permanent	5,906	5,911	5	39	0	0	5,776	0



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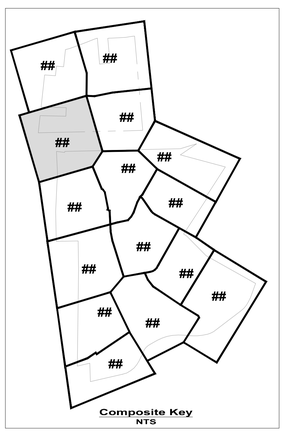

N
Scale: 1" = 50'
NGVD: 29
NAD: 83

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

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PMA IMPACT EXHIBIT
##########

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JOB No. 0832P7
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. ## OF ##

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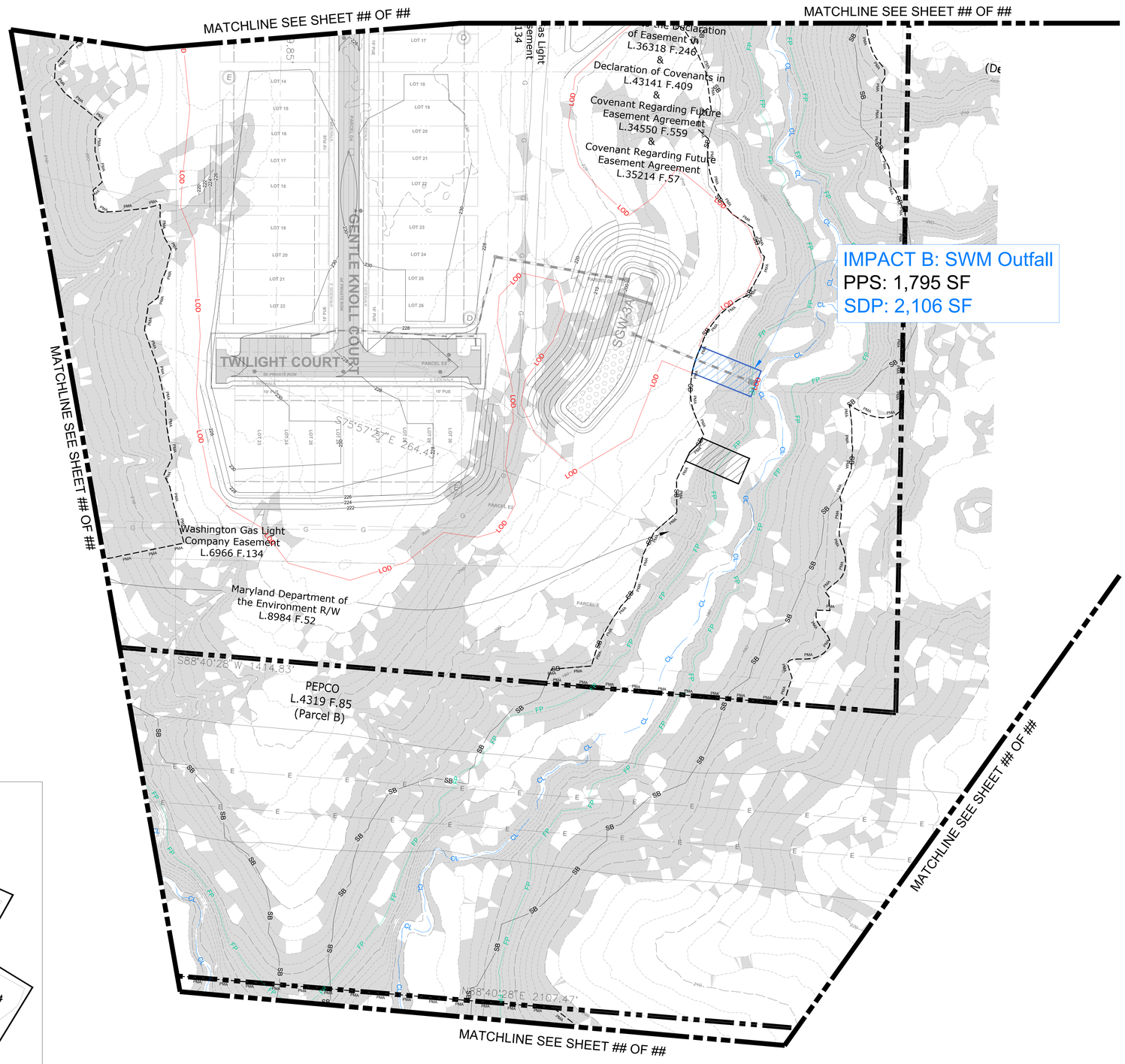
B	5	SWM Outfall/ Permanent	1,795	2,106	311	0	0	0	2,106	137



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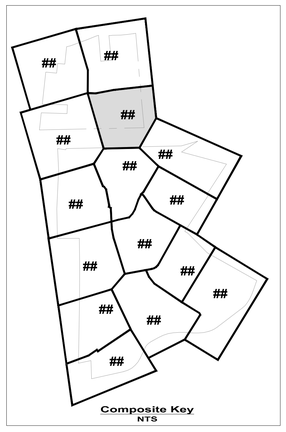

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GRAPHIC SCALE

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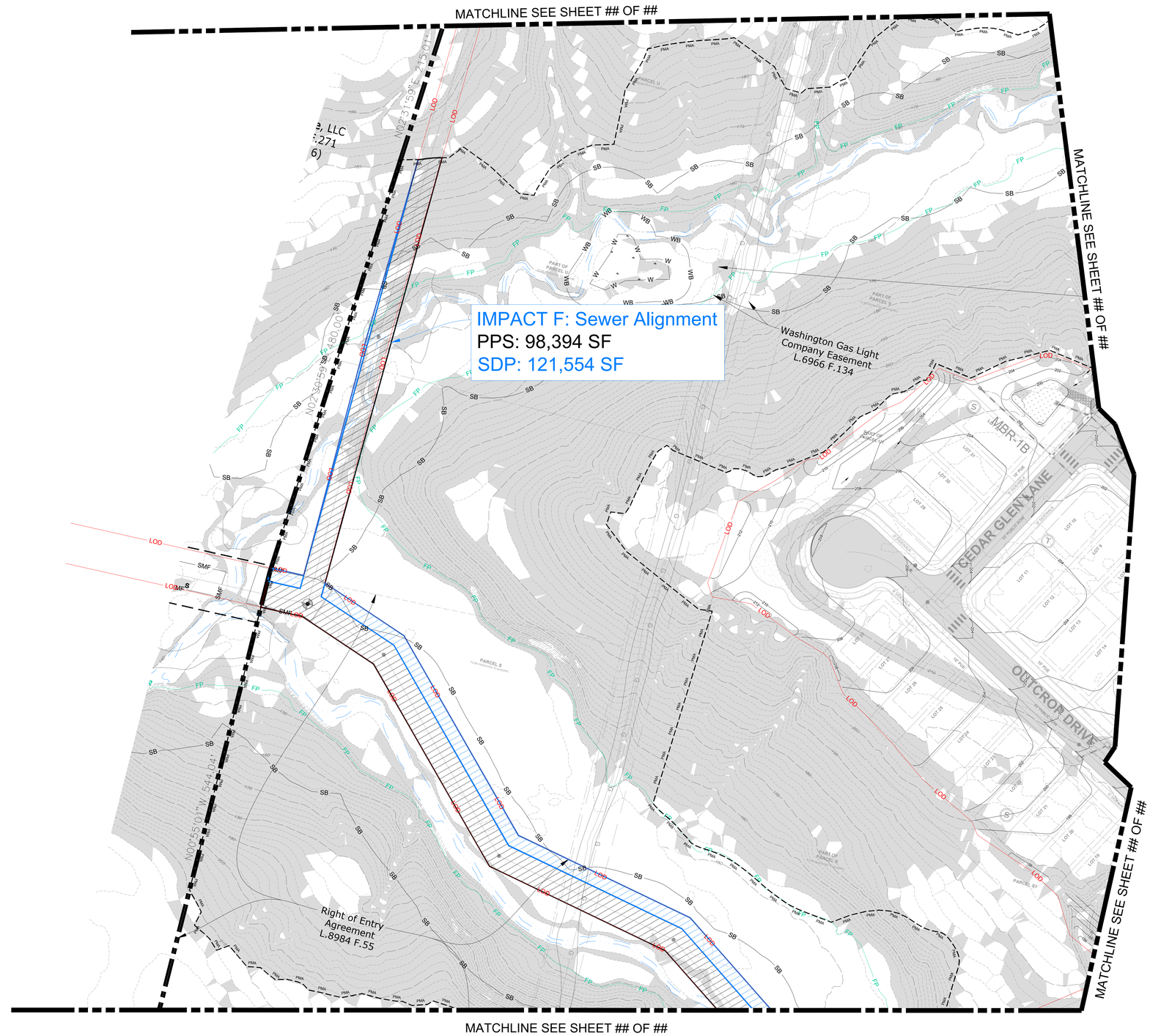

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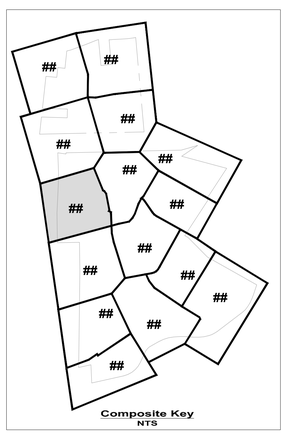

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F	6, 7, 9, 10, 13	Sewer Line/ Permanent	98,394	121,554	23,160	318	0	0	103,398	73,052

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

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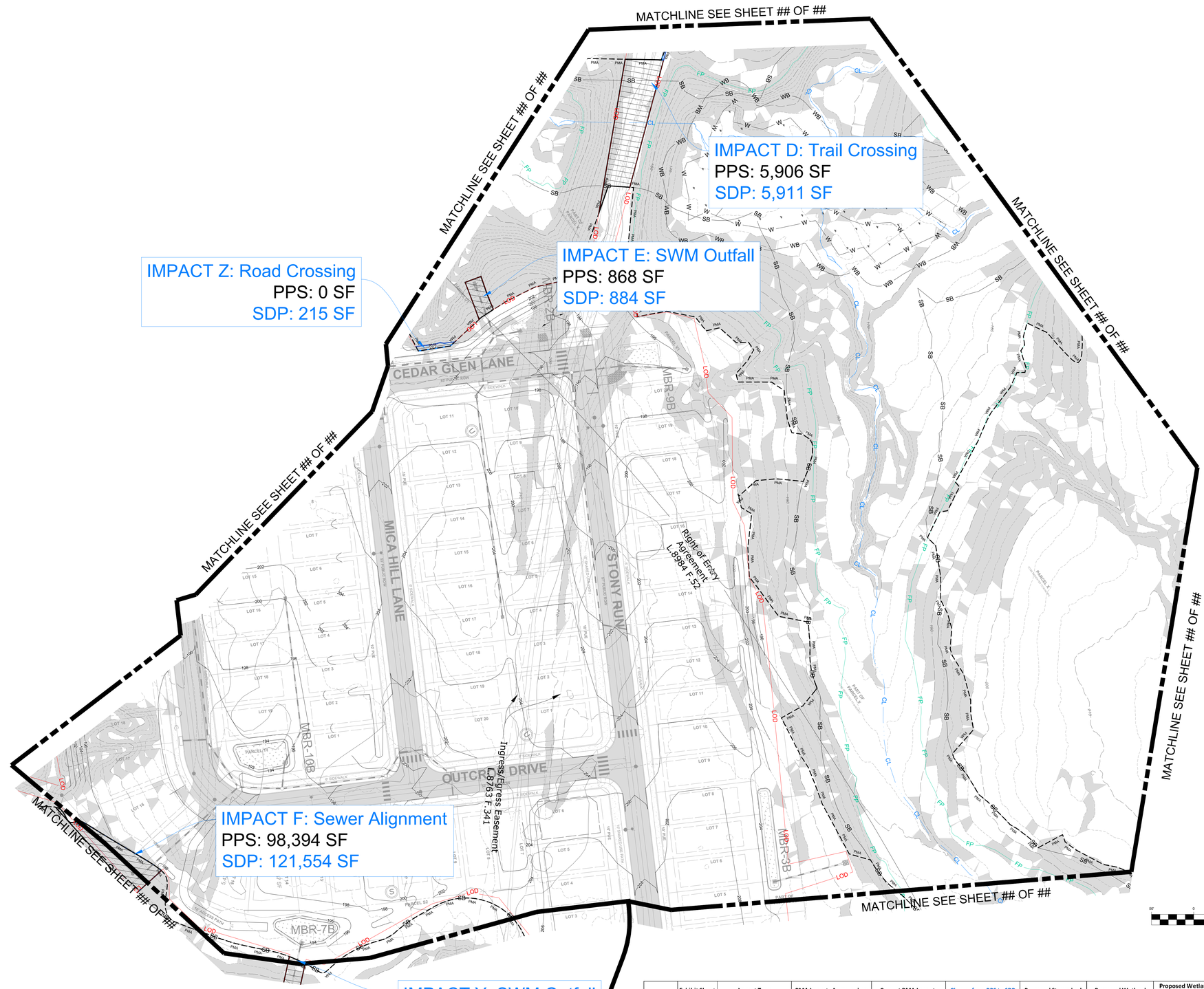

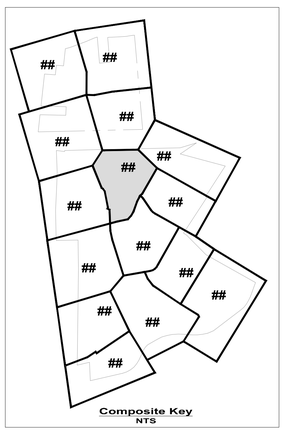

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS	Current PMA Impacts Proposed (Square Feet)	Change from PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
D	7	Pedestrian Trail/ Permanent	5,906	5,911	5	39	0	0	5,776	0
E	7	SWM Outfall/ Permanent	868	884	16	0	0	0	0	0
F	6, 7, 9, 10, 13	Sewer Line/ Permanent	98,394	121,554	23,160	318	0	0	103,398	73,052
Y	7, 10	SWM Outfall/ Permanent	1,775	1,775	0	22	0	0	1,775	837
Z	7	Road Crossing/ Permanent	0	215	215	0	0	0	0	0

REVISION	DATE

REVISION	DATE

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

PMA IMPACT EXHIBIT
##########

SCALE: 1" = 50'
JOB No. 0832P7
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. ## OF ##

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PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET ## OF ##

MATCHLINE SEE SHEET ## OF ##

MATCHLINE SEE SHEET ## OF ##

PEPCO
L.4319 F.85
(Parcel A)

PEPCO
L.4319 F.85
(Parcel B)

SMECO R/W
L.1929 F.403
(presumed location)

M&R-6B

IMPACT I: SWM Outfall
PPS: 1,051 SF
SDP: 1,051 SF

CREEKSTONE LANE

CELESTINE DRIVE

CRYSTAL CASCADE DRIVE

FELDSPAR LANE

PARCEL AA

PARCEL AA1

PARCEL Z

PARCEL 23

PARCEL 24

PART OF PARCEL X

S74°55'38"E 849.58'

N17°34'36"E 311.36'

S55°58'47"W 53.59'

S32°56'16"W 666.37'

LOD

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX.POND
- EX. STEEP SLOPES
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK/TRAIL
- PR. PARKING STRIPING
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- PR. BACK OF CURB
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- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PREVIOUSLY APPROVED PRIMARY MANAGEMENT AREA IMPACT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

Composite Key
NTS

N

Scale: 1"= 50'

NGVD: 29
NAD: 83

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS	Current PMA Impacts Proposed (Square Feet)	Change from PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
I	8	SWM Outfall/ Permanent	1,051	1,051	0	0	0	0	1,050	52

REVISION	DATE	REVISION	DATE	REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE _____

PMA IMPACT EXHIBIT

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SCALE: 1" = 50'
JOB No. 0832P7
DATE: MAY 2026
TCP No. TCP2-2026-0032
SHEET No. ## OF ##

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PRELIMINARY NOT FOR CONSTRUCTION

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS	Current PMA Impacts Proposed (Square Feet)	Change from PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
F	6, 7, 9, 10, 13	Sewer Line/ Permanent	98,394	121,554	23,160	318	0	0	103,398	73,052
J	9	SWM Outfall/ Permanent	3,963	4,318	355	0	0	0	0	852
V	9	Pedestrian Trail/ Permanent	43,551	44,322	771	23	0	0	7,018	2,285

MATCHLINE SEE SHEET ## OF ##

IMPACT F: Sewer Alignment
PPS: 98,394 SF
SDP: 121,554 SF

IMPACT V: Trail Crossing
PPS: 43,551 SF
SDP: 44,322 SF

IMPACT J: SWM Outfall
PPS: 3,963 SF
SDP: 4,318 SF

IMPACT F: Sewer Alignment
PPS: 98,394 SF
SDP: 121,554 SF

S89°04'59"W 400.33'

N00°54'00"W 518.80'

N00°52'49"E 620.41'

SGW-4C

10' TRAIL

C. & William E. Nordsworth 13591 F.227

haven Estates" P.No. 100

or Formerly ann Credle 23682 F.149

. Dews F.121

ties, Inc. (Parcel 3)

MATCHLINE SEE SHEET ## OF ##

MATCHLINE SEE SHEET ## OF ##

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX.POND
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- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. LOT LINE
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- PR. SIDEWALK/TRAIL
- PR. PARKING STRIPING
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- PR. BACK OF CURB
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- PREVIOUSLY APPROVED PRIMARY MANAGEMENT AREA IMPACT
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Composite Key
NTS

GRAPHIC SCALE
50' 0 20' 50' 100' 200'
1 INCH = 50 FT

N
Scale: 1" = 50'
NGVD: 29
NAD: 83

REVISION	DATE	REVISION	DATE	REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE_____

PMA IMPACT EXHIBIT
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SCALE: 1" = 50'
JOB No.: 0832P7
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No.: ## OF ##

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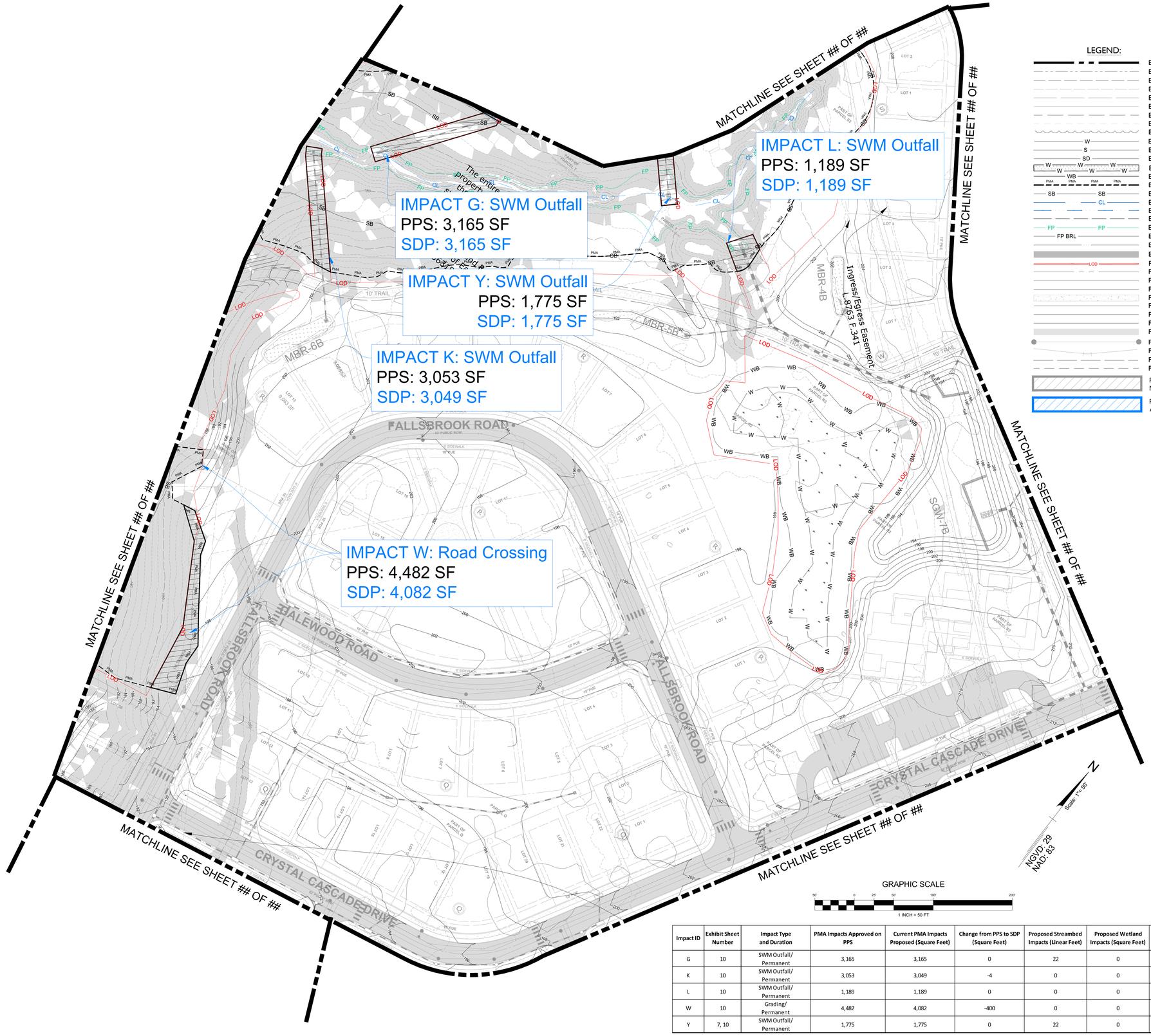

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
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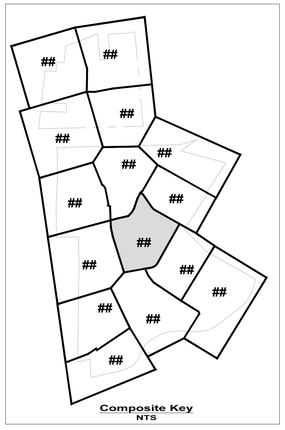
- PREVIOUSLY APPROVED PRIMARY MANAGEMENT AREA IMPACT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT



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G	10	SWM Outfall/ Permanent	3,165	3,165	0	22	0	0	2,745	396
K	10	SWM Outfall/ Permanent	3,053	3,049	-4	0	0	0	1,474	103
L	10	SWM Outfall/ Permanent	1,189	1,189	0	0	0	0	685	209
W	10	Grading/ Permanent	4,482	4,082	-400	0	0	0	0	0
Y	7, 10	SWM Outfall/ Permanent	1,775	1,775	0	22	0	0	1,775	837

REVISION	DATE	REVISION	DATE	REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

PMA IMPACT EXHIBIT
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SCALE: 1" = 50'
JOB No. 0832P7
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. ## OF ##

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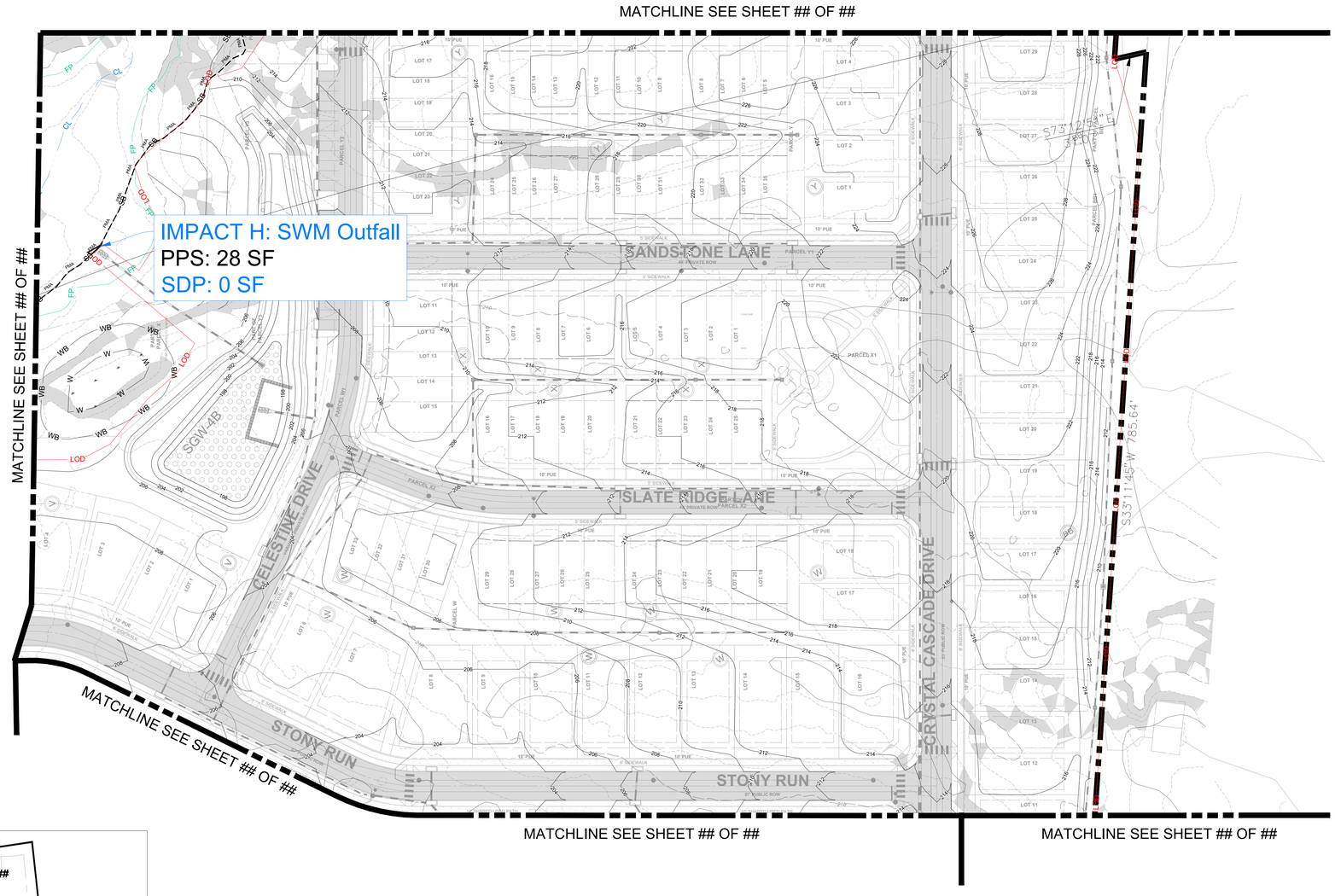

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- EX. FLOODPLAIN BRL
- EX.POND
- EX. STEEP SLOPES
- PR. LIMIT OF DISTURBANCE
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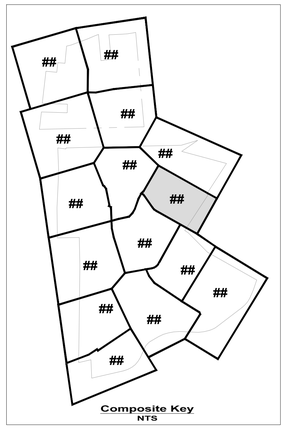

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H	11	SWM Outfall/ Permanent	28	0	-28	0	0	0	0	0

N
Scale: 1" = 50'
NGVD: 29
NAD: 83

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

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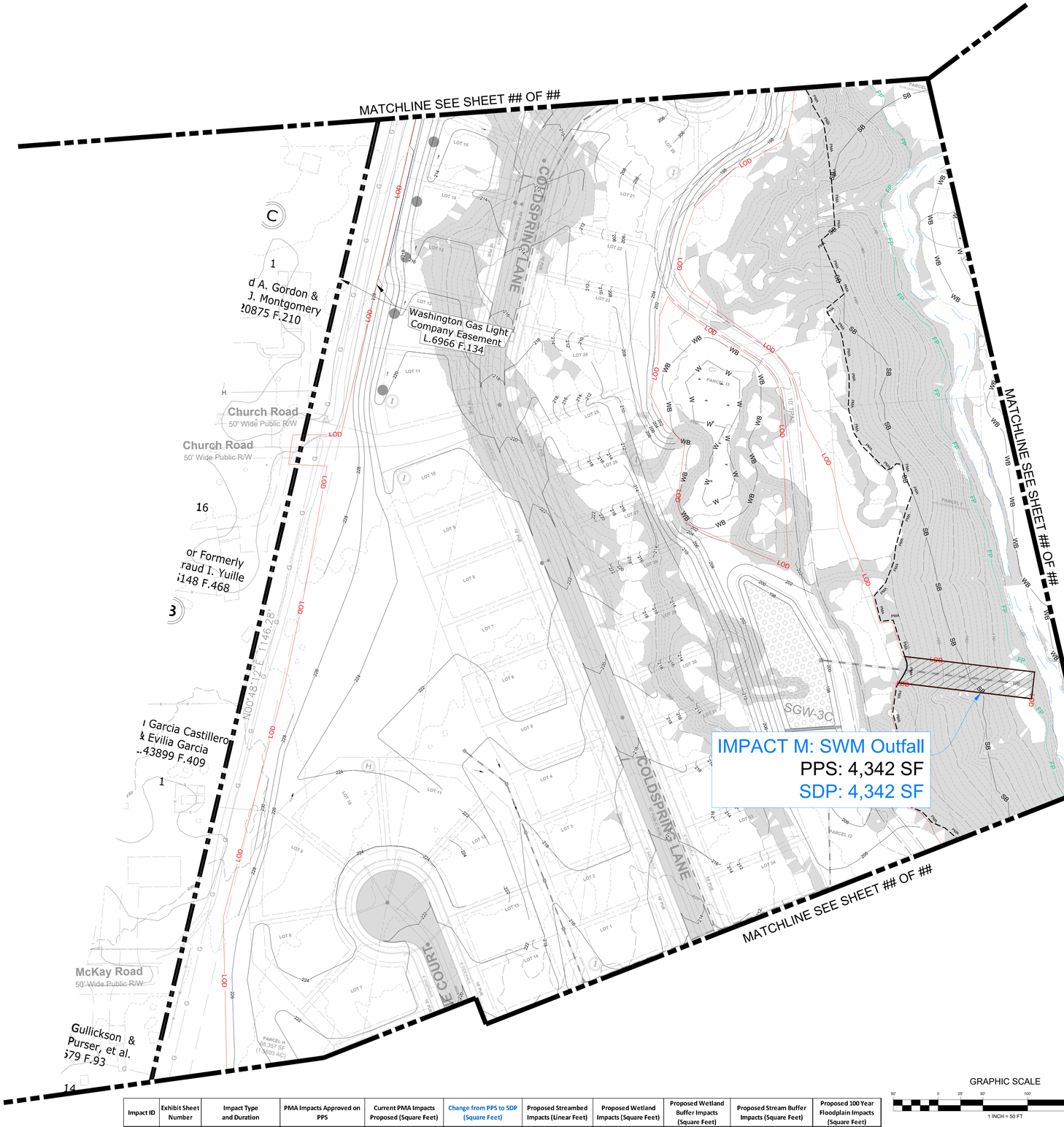

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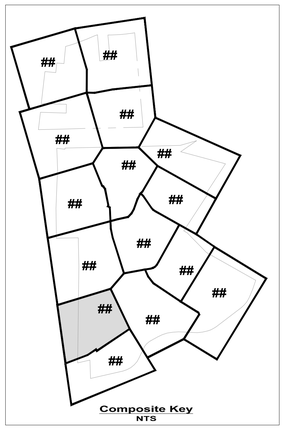

Composite Key
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M	12	SWM Outfall/ Permanent	4,342	4,342	0	0	0	0	2,091	0

REVISION	DATE	REVISION	DATE	REVISION	DATE

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JOB No. 0832P7
DATE: MAY 2026
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SHEET No. ## OF ##

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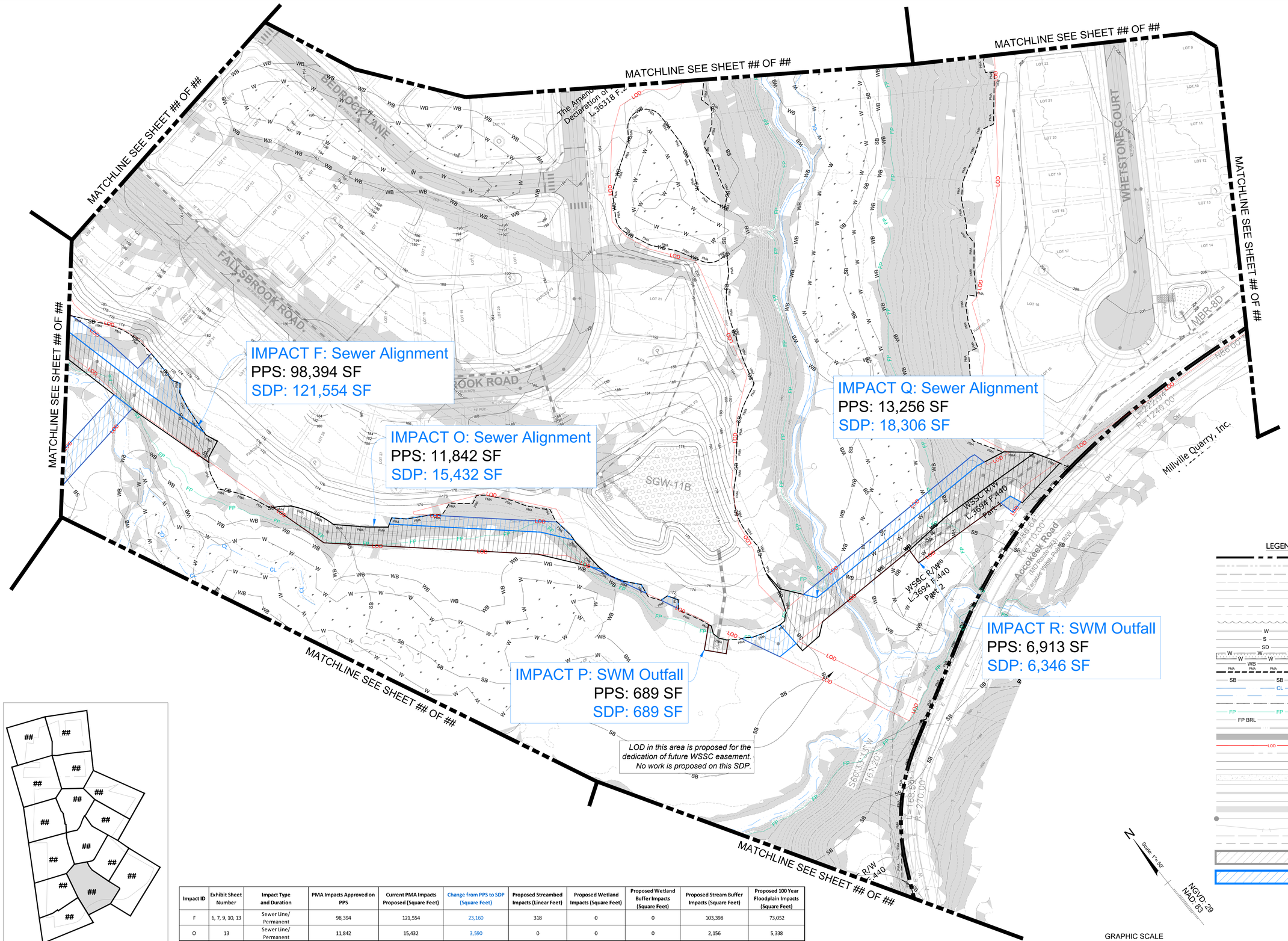

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- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

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F	6, 7, 9, 10, 13	Sewer Line/ Permanent	98,394	121,554	23,160	318	0	0	103,398	73,052
O	13	Sewer Line/ Permanent	11,842	15,432	3,590	0	0	0	2,156	5,338
P	13	SWM Outfall/ Permanent	689	689	0	0	0	0	0	628
Q	13	Sewer Line/ Permanent	13,256	18,306	5,050	50	2,565	4,581	7,495	12,841
R	13	SWM Outfall/ Permanent	6,913	6,346	-567	0	582	920	987	1,532

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

Saddle Ridge
11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE_____

PMA IMPACT EXHIBIT
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SCALE: 1" = 50'
JOB No. 0832P7
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. ## OF ##

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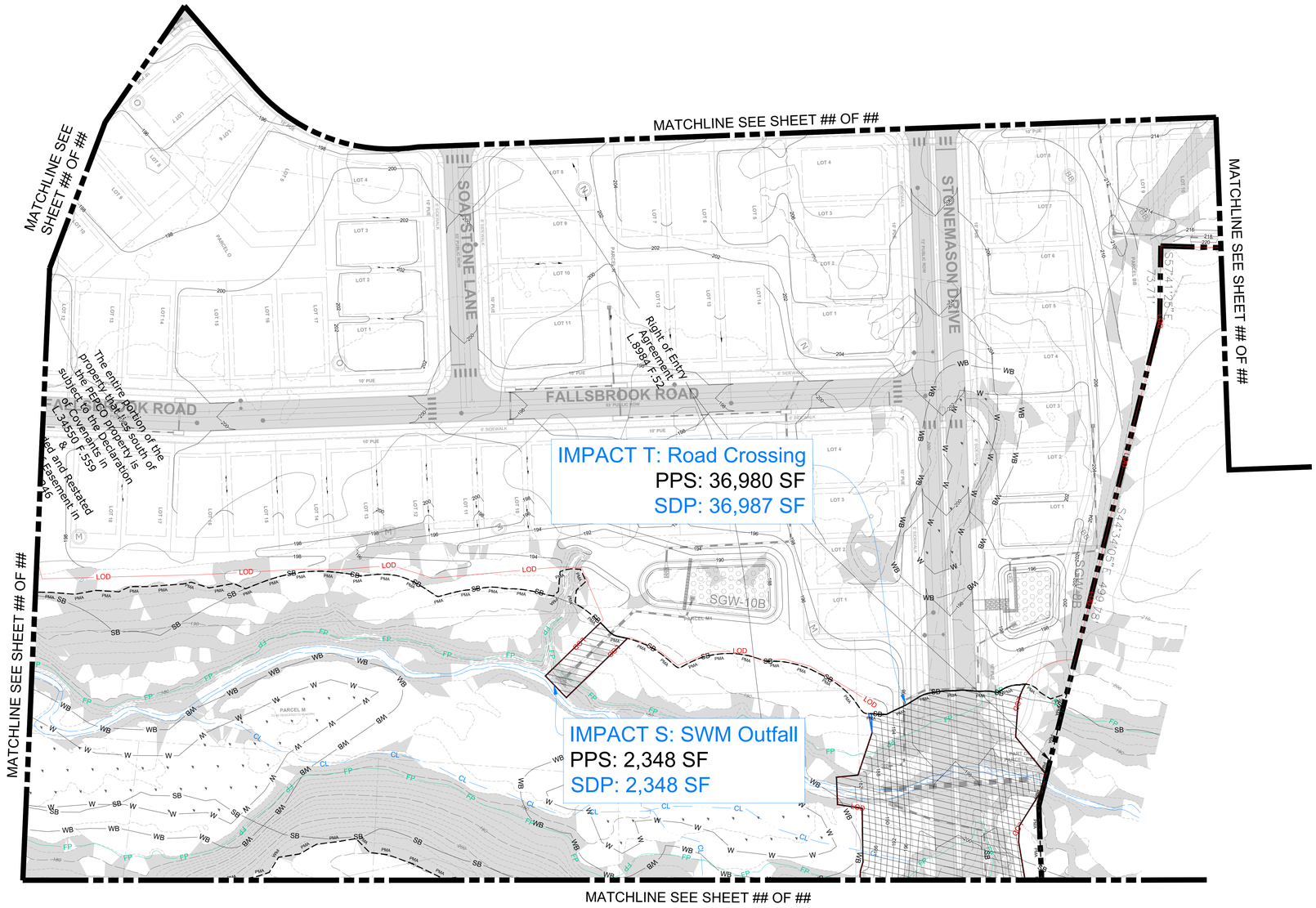

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
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- EX. SEWER
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- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
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- EX. FLOODPLAIN BRL
- EX.POND
- EX. STEEP SLOPES
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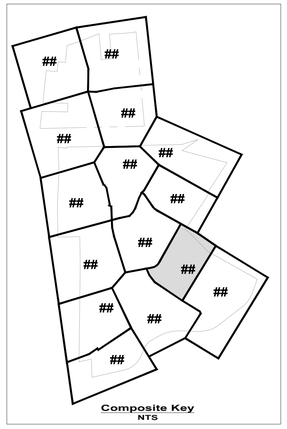
PRELIMINARY NOT FOR CONSTRUCTION



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S	14	SWM Outfall/ Permanent	2,348	2,348	0	0	0	0	2,347	448
T	14, 16	Road Crossing/ Permanent	36,980	36,987	7	215	0	23	34,916	25,501

N

Scale: 1" = 50'

NGVD: 29
NAD: 83

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

PMA IMPACT EXHIBIT

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SCALE: 1" = 50'
JOB No. 0832P7
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TCP No.: TCP2-2026-0032
SHEET No. ## OF ##

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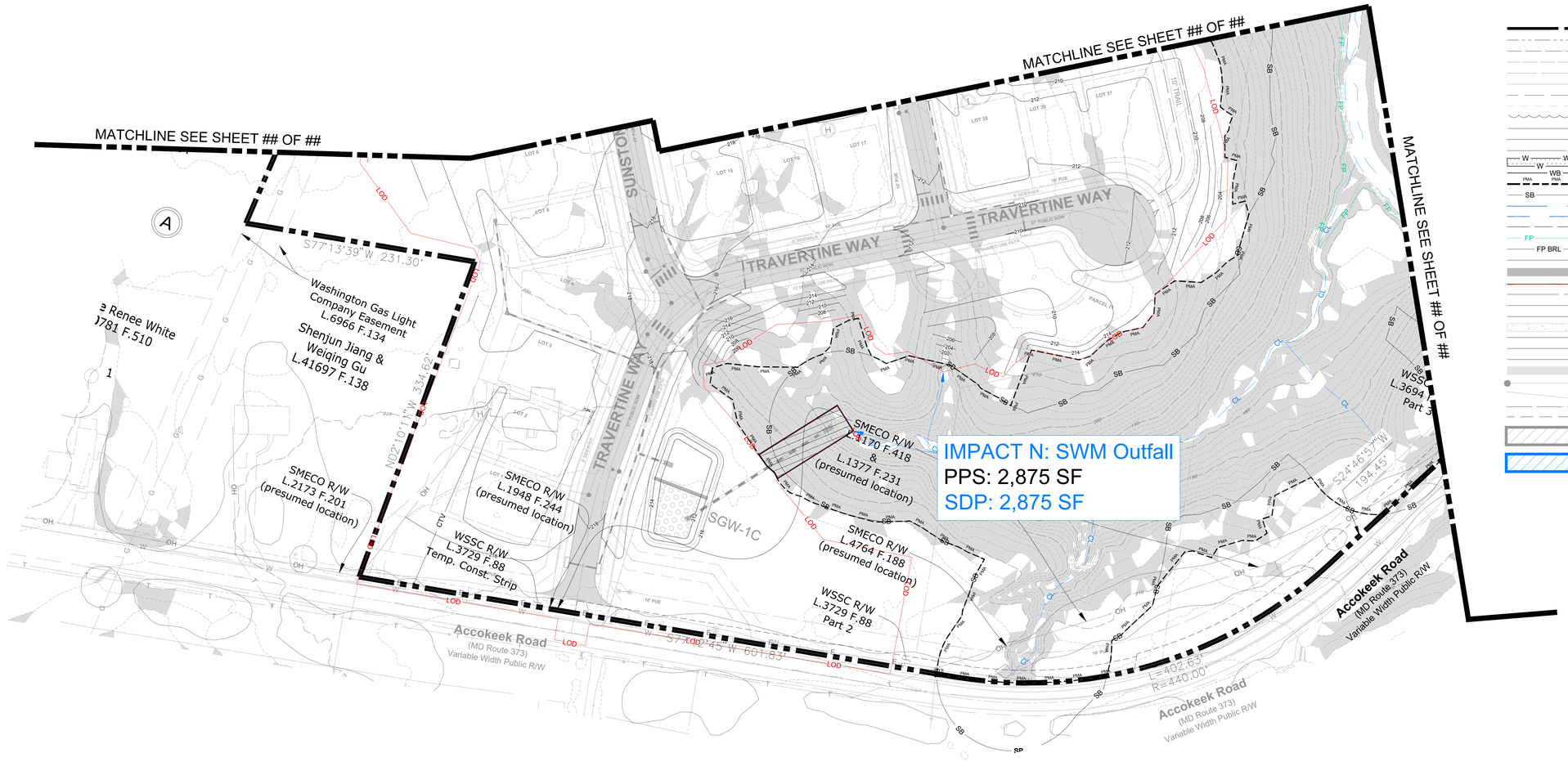

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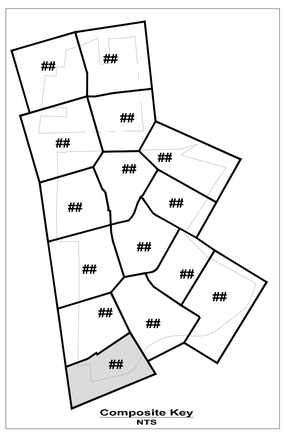

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N	15	SWM Outfall/ Permanent	2,875	2,875	0	9	0	0	2,375	0

NGVD: 29
NAD: 83
Scale: 1"= 50'

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

PMA IMPACT EXHIBIT
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SCALE: 1" = 50'
JOB No. 0832P7
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. ## OF ##

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PRELIMINARY NOT FOR CONSTRUCTION

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- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

MATCHLINE SEE SHEET ## OF ##

MATCHLINE SEE SHEET ## OF ##

MATCHLINE SEE SHEET ## OF ##

IMPACT U: SWM Outfall
PPS: 1,547 SF
SDP: 1,547 SF

IMPACT T: Road Crossing
PPS: 36,980 SF
SDP: 36,987 SF

Accokeek Road
(MD Route 373)
Variable Width Public R/W

MORNING DEW DRIVE
WHETSTONE COURT
GRANITE GARDEN COURT
MILLSTONE COURT
STONEMASON DRIVE

SGW-1D
MBR-4D
MBR-3D
MBR-2D
MBR-1D

Ingress/Egress Easement
L.8763 F.341

Right of Entry Agreement
L.8988 F.52

WSSC R/W
L.3729 F.88
Part 1

WSSC R/W
L.3692 F.38

L=291.05'
R=840.00'
S52°37'57"W 289.77'

L=68.98'
R=450.00'
S52°37'57"W 68.91'

L=279.35'
R=480.00'
S52°37'57"W 275.40'

L=170.13'
R=380.00'
S19°22'44"W 168.76'

S19°22'44"W 187.96'

S60°39'33"E 104.90'

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Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS	Current PMA Impacts Proposed (Square Feet)	Change from PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
T	14, 16	Road Crossing/ Permanent	36,980	36,987	7	215	0	23	34,916	25,501
U	16	SWM Outfall/ Permanent	1,547	1,547	0	0	0	0	1,546	0

Composite Key
NTS

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

Scale: 1"= 50'
NGVD: 29
NAD: 83

REVISION	DATE	REVISION	DATE	REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR ☐
BY_____ DATE_____

PMA IMPACT EXHIBIT
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SCALE: 1" = 50'
JOB No. 0832P7
DATE: MAY 2026
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Saddle Ridge

Specific Design Plan SDP-2025-00154013

Statement of Justification

Variance: Specimen Tree Removal

May 2026

Executive Summary

1. SDP-2304 approved the removal of 22 specimen trees.
2. PPS-4-24013 approved the removal of 54 additional trees.
3. This SDP proposes the removal of 1 new tree (ST-82), while also proposing the retention of 5 trees previously approved for removal (STs 80, 81, 236, 247, 249).
4. 74% (203) of the specimen trees on site are proposed to be retained.

I. INTRODUCTION

D.R Horton (the "Applicant"), proposes a residential community of single-family attached and detached homes on property located at north of Accokeek Road, south of Floral Park Road, and bounded to the west by S. Hill Road and Kydon Court in Prince George's County, Maryland, in Planning Area 85A, Council District 11. (the "Property"). The Property identifies as Parcels 37, 66, 86, 110, 143, 157, 188, and 236. The property is located on Tax Map 144, grid C1, C2, C3, C4, D2, D3, and D4, and is in the LCD (Legacy Comprehensive Design) Zone as approved by the District Council on October 17, 2022, after its hearing on September 12, 2022. The site is also located within the Developing Tier and Environmental Strategy Area 2 of Plan Prince George's 2035.

The Property is 289.36± -acre tract made up by eight (8) parcels. These parcels contain a mix of existing woodlands, wetlands, streams, previously disturbed land, and are currently undeveloped. Burch Branch flows through the western, southern and eastern portions of the property with several unnamed tributaries to Burch Branch flowing through the northern portion of the site. The property is currently comprised of open fields and forest, with some existing driveways and structures. The property is bordered to the North by Floral Park Road. To the East are forested areas and open fields. To the South, the property is bordered by Accokeek Road. Finally, to the West, are forests and single-family residences.

A Specific Design Plan (SDP-2304) for infrastructure was approved at Planning Board on July 11, 2024, and a Preliminary Plan of Subdivision (PPS-4-24013) was approved at Planning Board on July 31, 2025. The applicant now seeks a final Specific Design Plan (SDP-2025-

0013). The Property has frontage on Accokeek Road and Floral Park Road, with two access points - one from each roadway - proposed.

As noted in the Comprehensive Design Plan statement of justification, the site falls within the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment ("Master Plan" and "SMA"), which envisions the property as a "Residential Low" area. These areas are characterized by limited density and the preservation of large tracts of woodland in sensitive areas.

The major environmental features of the Property include Burch Branch, several unnamed tributaries to Burch Branch, and several non-tidal wetlands. These features are mostly within the western and southeastern portion of the Property. There are 275 specimen trees on the Property. 22 specimen trees were approved for removal with SDP-2304 and the PPS approved the removal of an additional 54 additional specimen trees that were not able to be approved with the SDP for infrastructure. This SDP application now proposes the removal of 1 additional tree, with the proposed retention of 5 others. The removal of this tree requires a variance from Section 25-122(g) of Subtitle 25 of the Prince George's County Code which requires these trees be preserved. Justification for the variance request is provided below.

Required Findings for Specimen Tree Variances

This application requests approval to remove specimen trees on the Property. The specimen trees proposed for removal are shown on the Type 2 Tree Conservation Plan (TCP2) and are identified in the table attached at the end of this justification.

Specimen Tree Removal - Locations

There are 275 specimen trees on the Property. Twenty-two (22) specimen trees were approved for removal with SDP-2304 (ST-2, ST-4, ST-10, ST-24, ST-26, ST-33, ST-34, ST-36, ST-37, ST-74, ST-81, ST-90, ST-125, ST-126, ST-146, ST-176, ST-177, ST-219, ST-221, ST-235, ST-248, & ST-249).

54 specimen trees were approved for removal with PPS-4-24013 (ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45, ST-46, ST-47, ST-48, ST-49, ST-50, ST-51, ST-52, ST-53, ST-54, ST-

55, ST-56, ST-57, ST-58, ST-59, ST-60, ST-61, ST-62, ST-63, ST-64, ST-65, ST-66, ST-67, ST-68, ST-69, ST-70, ST-82, ST-83, ST-89, ST-127, ST-128, ST-129, ST-130, ST-131, ST-133, ST-135, ST-193, ST-194, ST-195, ST-236, ST-240, ST-241, ST-242, ST-243, ST-244, ST-245, ST-246, & ST-247).

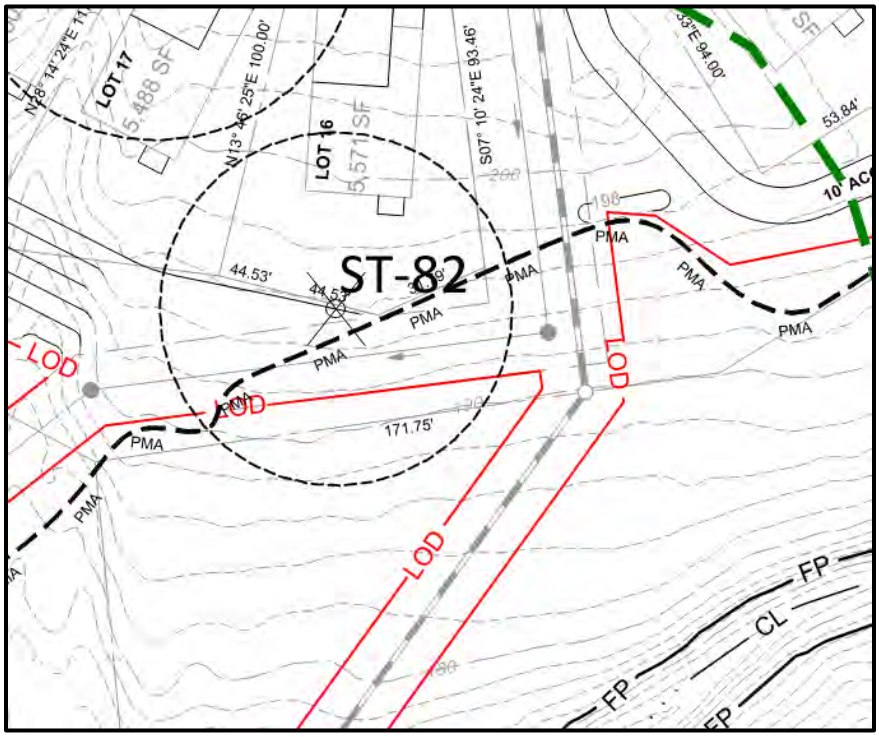
This final SDP proposes for the removal of 1 new specimen tree, ST-82, but also proposes for the retention of 5 specimen trees previously approved for removal. From the infrastructure SDP; ST-81 & ST-249 and from the PPS; in ST-80, ST-236, & ST-247.

Described below is where ST-82 is located in reference to the subject project, the reason for the proposed removal of the tree, and a figure showing where the tree exists in relation to the proposed project. Also included is information from the approved Natural Resource Inventory, describing the condition and health of the tree, as outlined in Section 5.2.3.C of the 2019 Environmental Technical Manual. Each tree was given a good, fair, or poor rating based on conditions observed at the time of the NRI. These conditions are specified within the specimen tree table.

Specimen Tree 82

Tree Number	DBH	Common Name	Scientific Name	Rating / Comments	Impact	Distance from Tree Stem to Impact (ft.)	Construction Tolerance
82	32	Tulip Poplar	*Liriodendron tulipifera*	Good	Tree and CRZ fall within the footprint of a proposed sewer line	0	Poor

ST-82 is located in middle portion of the project within Forest Stand 12. This tree falls within an area slated for grading and the installation of the sewer line to serve one of the residential pods. ST-82 is a 32" tulip poplar in good condition with poor construction tolerance. The tree is approximately 8 feet north of the closest sensitive environmental feature, which is the PMA, stream buffer, and an area of steep slopes associated with an intermittent channel. Removal of this tree is necessary to construct the sewer line and grade the area. A general location of this tree, relative to the TCP1 can be found in the exhibit below. It is noted that 5 additional trees have been proposed for retention with this SDP, all of which are also tulip poplars of size 32" or greater, ensuring that despite the removal of this 1 tree, 5 others will be protected in perpetuity.



Location of ST-82 relative to the proposed sewer line

Section 25-122(b)(1)(G) requires the preservation of specimen trees.

(G) Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual.

A variance to Section 25-122(b)(1)(G) is required to allow removal of these specimen trees.

REQUIRED FINDINGS

Section 25-119(d) sets forth the following requirements for approvals of variances to requirements of Subtitle 25 – Trees and Vegetation.

(d) Variances

(1) An applicant may request a variance from this Division as part of the review of a TCP where owing to special features of the site or other circumstances, implementation of this subtitle would result in unwarranted hardship to an applicant. To approve a variance, the approving authority shall find that:

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

RESPONSE: The Property is split into two areas by a PEPCO transmission line easement. Sensitive environmental features occupy a significant portion of both areas of the property and include regulated streams, wetlands, wetland buffers, steep slopes, and floodplain. Only 1 new specimen tree is proposed for removal, and 5 other trees were able to be retained through the progression in design and engineering for the site.

Through examination of the site, the removal of this tree will not significantly reduce the existing features integrity because of the proposed retention of forest within the PMA elsewhere on-site and the reforestation proposed, and furthermore the retention of 5 trees previously approved for removal. The forest areas and those additional 5 trees will also be placed within protective easements to ensure that the sensitive environmental features are protected in perpetuity.

The required retention of this tree would not allow for the adequate entitlement and construction of the site considering the site's shape, acreage, and development envelop feasibility. This would present an unwarranted hardship on the Applicant, looking to develop this site.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

RESPONSE: The Property contains a large number of environmental features, which are the highest value features that are to be retained. ST-82 falls outside of the sensitive environmental features, within the developable area of the site. Not allowing the removal of these specimen trees would deprive the applicant of the right to develop the Property in a similar fashion to other properties located within the Brandywine and surrounding areas.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

RESPONSE: Similarly, to the Finding (B) above, the variance confers no special privileges on the applicant that would be denied to other applicants, specifically within the surrounding area. This property contains 275 trees, of which 76 were previously approved for removal with the infrastructure SDP and PPS. This application proposes the removal of 1 additional tree, and the proposed retention of 5 others. The proposed plan avoids a large amount of sensitive environmental features on-site and impacts minimal trees within the PMA.

Through the intentional design refinement that permits the retention of 5 trees previously request for removal, the granting of this variance will not confer any special privilege that would be denied to other applications as the removal is necessary in order to develop the site, as similarly stated in Finding (B) above.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

RESPONSE: As stated, the property contains a large amount of sensitive environmental features. In order to develop this site, the proposed layout and infrastructure have been focused away from these areas. This request is based on existing conditions and developable area and therefore is not a result of actions by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property;

RESPONSE: The request is based solely on the conditions existing on the Property and does not relate or connect to any land or building use on neighboring properties.

(F) Granting of the variance will not adversely affect water quality.

RESPONSE: A Stormwater Management Concept Plan has been approved for this site and includes filtration (biofilters and submerged gravel wetlands) as the water quality method. One of our environmental opportunities during planning design was to retain and enhance the existing forest along all stream buffers that will continue to act as a water quality filter for runoff making its way to Burch Branch and its tributaries. Afforestation is proposed to the extent possible to aid in this continued natural treatment on site. 74% of all specimen trees have been retained on site, which is up from 72% proposed at the PPS. ST-82 proposed for removal is also located outside the PMA.

As part of the TCP2, there will be new forest planted and existing forest placed into conservation easements, placing a permanent, protected buffer along the streams present on-site. There will be reforestation plantings specifically in the location of ST-82.

The retention of the high priority forest along existing wildlife corridors combined with the new forest and robust stormwater management will continue to act as a water quality filter for runoff making its way to Burch Branch and its associated tributaries, and not result in any adverse effects on water quality.

IV. CONCLUSION

This site is rich with environmental features to retain in perpetuity. Through our analysis of the sector plan's vision, on-site forest and regulated environmental features, and necessary avoidance and minimization vetting, the proposed design lays out the framework for a thoughtful residential community that balances the universal need for housing with the protection of the highest environmental assets on site. This Specific Design Plan finalizes a layout that has undergone years of refinement and looks to preserve and highlight sensitive environmental features, while enhancing, and protecting natural corridors and water quality. The removal of the requested 1 specimen tree is required for the successful engineering and construction of the Saddle Ridge Project, while also proposing the retention of 5 other specimen trees previously approved for removal. The Applicant, therefore, respectfully requests approval of impacts and variance to allow the removal of the specimen trees outlined in this document.

Thank you for your consideration of this request and feel free to call or email with any questions or to discuss these matters. I can be reached at (240) 912-2169 or rswam@rodgers.com.

Sincerely,

Rob Swam
Environmental Project Manager
Rodgers Consulting, Inc.

Countywide Planning Division
Historic Preservation Section

301-952-3680

May 15, 2026

MEMORANDUM

TO: Te-Sheng (Emery) Huang**,** Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division ***TWG***

FROM: Tyler Smith, Historic Preservation Section, Countywide Planning Division ***TAS***
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division ***AGC***
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division ***JAS***

SUBJECT: **SDP-2025-0015 Saddle Ridge**

The subject property comprises 289.01 acres and is located south of Floral Park Road and north of MD 373 (Accokeek Road), approximately one mile west of its intersection with Brandywine Road, in Brandywine. The subject property was zoned Residential Suburban Development (R-S) per the prior Zoning Ordinance and is located within the 2013 *Approved Subregion 5 Master Plan* area. The subject application proposes a Specific Design Plan for a residential community.

The 2013 *Approved Subregion 5 Master Plan* contains goals and policies related to historic preservation (pages 155-159). A stated goal of the *Approved Subregion 5 Master Plan* is to preserve and protect historic resources that are significant for their archeological value (page 155), through the strategy of encouraging interpretive plaques about archeology, as part of the development review process (page 159). A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicated the probability of archeological sites on the property is high.

Phase I archeology surveys were completed in 2007 and 2024. A shovel test pit survey was conducted across the property, excluding select areas in the central portions of the parcels exhibiting surface disturbance or obstructions, including standing water, graveled or paved driveways, or push piles. A total of 167 shovel test pits (STPs) at 15-meter intervals were excavated across the three study areas. This survey identified one new archeological site, 18PR1259, and expanded the existing site, 18PR917. No archeological site was identified within Study Area 1. Archeological Site 18PR917, the Pleasant Valley Field Scatter site, was first identified in 2007 and was extended to encompass all of Study Area 2. Site 18PR917 consisted of a widespread scatter of twentieth-century domestic artifacts that were deposited on the agricultural fields because of field spreading. This was a documented practice in Prince George's County in the early to mid-twentieth century, where farmers contracted to remove refuse from commercial, municipal, or institutional sources to be used as fertilizer for their fields. A total of 143 artifacts were recovered from shovel test pits in Study Area 2, including 98 domestic artifacts, 43 sherds of ceramic, and 55 sherds of glassware. The bulk of the ceramics were hotel ware, including four sherds of pottery made by the Onondaga Pottery Company of Syracuse, New York, for the Statler Hotel in Washington, D.C. One archeological site, 18PR1259, was identified within Study Area 3.

Eighteen precontact artifacts were recovered from one STP in the northwest corner of the Study Area. They consisted of shatter, early and biface reduction flakes, and unidentified fragmentary flakes, all made from quartzite, which was most likely locally sourced.

Sites 18PR917 and 18PR1259 are recommended ineligible for inclusion in the National Register of Historic Places (NRHP). No further archeological investigation is recommended. Historic Preservation staff concur with the report's conclusions and agree that no further work is necessary on site 18PR917 or site 18PR1259.

Comprehensive Design Plan CDP-22001, Saddle Ridge (PGCPB No. 2023-108), was approved with the following conditions relevant to historic preservation and archeology:

> 2. Prior to approval of the associated preliminary plan, Phase I (Identification) archeological investigations, according to the Planning Board's Guidelines for Archeological Review (May 2005), are recommended on the portions of the developing property that were not previously surveyed to determine if any cultural resources are present. The parcels to be surveyed include Parcel 143 (Tax ID 1140235); Parcel 037 (Tax ID 1174572); Parcel 236 (Tax ID 5528410); Parcel 188 (Tax ID 1189182); and the portion of Parcel 110 (Tax ID 1182534) south of the PEPCO right-of way. Evidence of Maryland-National Capital Park and Planning Commission concurrence with the final Phase I report and recommendations are required, prior to signature approval of the PPS.

Comment: This condition was satisfied with the Phase I archeological investigation completed in March 2024.

> 4. Prior to the approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees, shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

Comment: The applicant provided the proposed sign locations, time of installation, and the draft text of the interpretive sign with this application. The applicant will continue to work with Historic Preservation Section staff to finalize the text of the interpretive sign prior to the approval of the final plat.

> 9. Upon receipt of the report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, a plan for evaluating the resources at the Phase II, the Phase III level, or avoiding and preserving the resources in place shall be provided, prior to Prince George's County Planning Board approval of the final plat. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to the approval of any grading permits.

Comment: This condition is satisfied. The final report for the 2024 Phase I archeology survey was provided to Historic Preservation Section staff on September 16, 2024. The final report for the 2007 Phase I archeology survey was provided to Historic Preservation Section staff on April 30, 2026. No further archeological work needs to be completed.

Recommendation

Historic Preservation Section staff recommend approval of SDP-2025-0015, Saddle Ridge, with no new conditions.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

May 8, 2026

MEMORANDUM

TO: Te-sheng (Emery) Huang, Planner IV, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Thomas Lester, Acting Supervisor, Long-Range Planning Section, Community Planning Division TEL

FROM: Michael D. Calomese, AICP, Planner III, Master Plans and Studies, Community Planning Division NAB for MC

SUBJECT: **SDP-2025-0015 Saddle Ridge**

FINDINGS

Pursuant to Part 8, Division 4, Subdivision 2 of the Zoning Ordinance, Master Plan conformance is not required for this application. The proposed development aligns with Plan 2035 recommendations for the Established Communities by providing a residential low development that is context sensitive and consistent with the neighboring properties. The site design and architecture, proposed with this SDP are consistent with the recommendations of the master plan related to land use, environment, living area, and circulation and transportation.

BACKGROUND

Application Type: Specific Design Plan

Location: South side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane at 6500 Accokeek Road, Brandywine, MD 20613

Size: 289.01 acres

Existing Use: Wooded; PEPCO powerlines bisect subject property

Future Land Use: Residential Low

Proposal: Construction of 450 single-family detached homes and 253 single-family attached homes.

Zoning: Legacy Comprehensive Design (LCD) Zone

Prior Zoning: Residential Suburban (R-S) Zone

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the **Established Communities** Growth Policy Area. The vision for Established Communities is that it is most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (p. 20).

The application is consistent with multiple goals stated in Plan 2035. The plan's Natural Environment Goal is to "preserve, enhance, and restore our natural and built ecosystems to improve human health, strengthen our resilience to changing climate conditions, and facilitate sustainable economic development" (p. 163). The plan's Housing and Neighborhoods Goal is to "provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity" (p. 181). This application meets these goals by providing a range of housing opportunities and proposing a lotting pattern that preserves sensitive environmental features.

Master Plan: The 2013 *Approved Subregion 5 Master Plan* (Master Plan) recommends **Residential Low** land use on the subject property. The intent for the Residential Low designation is for residential areas up to 3.5 dwelling units per acre, with primarily single-family detached dwellings. The proposed use conforms with the recommended land use in the Master Plan, and the development proposal conforms with Basic Plan A-10060, which rezoned the subject property from the prior Residential Agricultural (R-A) and Residential Estate (R-E) Zones to the prior Residential Suburban (R-S) Comprehensive Design Zone.

The Planning Board approved Comprehensive Design Plan CDP-22001, for Saddle Ridge (PGCPB Resolution No. 2023-108). The CDP approved a residential development, with a mix of housing types consisting of up to 954 dwelling units, subject to 9 conditions and 2 considerations.

In addition, the Master Plan recommends the following policies and strategies to help advance the intent and purpose of the plan:

CHAPTER V: ENVIRONMENT

Green Infrastructure

Policies (p. 71)

- Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.
- Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities.
- Protect, preserve, and enhance the identified green infrastructure network.

Strategies (p. 71)

- Protect primary corridors (Mattawoman Creek, Piscataway Creek, and Tinkers Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.
- Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.
- Continue to implement the County's Woodland Conservation and Tree Preservation Ordinance, which places a priority on the preservation of woodlands in conjunction with floodplains, wetlands, stream corridors, and steep slopes and emphasizes the preservation of large, contiguous woodland tracts.

Watersheds

Policies (p. 82)

- Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.
- Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).
- Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.

Strategies (p. 82)

- Retain low density zoning in the Rural Tier to retain forest land, reduce the density of development, reduce the amount of impervious cover, and reduce the number of new septic systems.

Analysis: *The subject property contains a total of 78.90 acres of Primary Management Area (PMA) in the Piscataway Creek watershed. The PMA includes 16,292 linear feet of regulated streams, wetlands, and their associated buffers. The PMA runs through the western, northern, southern, and southeastern portions of the site making a crossing unavoidable for access to the developable areas of the site. The proposed project has been designed to avoid the majority of the PMA found on the site; however, 25 total impacts are proposed for stormwater management outfalls, construction of the proposed Burch Branch Trail, grading, sewer, and a proposed road crossing that would connect the majority of the southern section of the site to Accokeek Road.*

The subject property is in the Piscataway Creek watershed, and the site plan shows that the natural features on the property will be fully preserved possible and are carefully integrated components of the planned community design. The lotting pattern takes into consideration the location of the Burch Branch of Piscataway Creek and most of its tributaries. Lots will be surrounded by open space where it will be adjacent to conservation. The applicant has identified several green building techniques, by installing high-efficiency appliances, LED lighting, and including the retention of at least 20 percent of the existing pre-development natural vegetation on the site.

CHAPTER VI: TRANSPORTATION

Roads

Policy (p. 107)
- Continue to support and implement the recommendations in the 2009 *Approved Countywide Master Plan of Transportation.*

Strategy (p. 108)
- Implement the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) policies and strategies for streets, roads, and highways as they apply to new development applications and the preparation of plan recommendations.

Sidewalks, Bikeways, and Trails

Policies (p. 118)
- Promote pedestrian and bicycle opportunities as part of a multimodal transportation network.
- Expand and promote hiker/biker/equestrian recreational activities.
- Develop bicycle facilities in conformance with the [most current edition of the] AASHTO Guide for the Development of Bicycle Facilities.
- Develop recreational and interpretative programs, facilities, and thematic trails that build on the recreational, natural, historic, and scenic attributes of the subregion.
- When possible, all on- and off-road facilities should be designed and constructed according to the recommendations of the [most current editions of the] *Manual on Uniform Traffic Control Devices* (MUTCD), and the *Guide for the Development of Bicycle Facilities, American Association of State Highway and Transportation Officials* (AASHTO).

Strategies (pp. 120-121)
- Construct the following Off-Road trails:
    - Burch Branch Stream Valley Trail: This trail will connect the bikeway along Floral Park Road with the stream valley trail along Piscataway Creek. It will also provide a trail connection through the open space network to the west of the Brandywine Community Center core.

Conservation and Enhancement of Special Roadways

Policies (p. 123)
- Conserve and enhance the scenic and historic values along special roadways
- Conserve and enhance the viewsheds along designated roadways

Strategies (p. 124)
- Require the conservation and enhancement of the existing viewsheds of designated roads to the fullest extent possible during the review of land development or permit applications, whichever comes first. Elements to be considered shall include views of structures from the roadway, design character and materials of constructed features, preservation of

existing vegetation, slopes and tree tunnels, use of scenic easements, and limited access points.

Analysis: *The master plan includes recommendations for master planned roadways and master planned trails that impact the property. These include:*

Primary Roadway P-512 *(Floral Park Road) is a four-lane primary road with a 60-foot right of way and a planned side path. Floral Park Road runs along the north of the northernmost section of the subject property. Floral Park Road is also a designated scenic and historic roadway. The applicant shows on the site plan a 10-foot-wide asphalt shared-use path along Floral Park Road between Whitaker Park Drive and Old Liberty Lane.*

Collector Road C-527 *(Accokeek Road) is a master-planned four-lane collector road with an 80-foot right-of-way and is a shared roadway for bicyclists. MD 373 (Accokeek Road) runs along the south of the southernmost section of the subject property. The existing Accokeek Road and the planned C-527 converge at a point along the southern boundary of the southernmost section of the subject property.*

The site plan shows both roadways on the north and southern portions of the site and are consistent with the Master Plan recommendations. Please see ***Table VI-5: Recommended Road Improvements at Buildout, Beyond 2030 (p. 103)****.*

The Burch Branch Trail *is a planned hard surface trail that will travel through the southern portion of the subject property in an east-west and north-south orientation and connect with MD 373 (Accokeek Road). This trail is shown on the site and will allow for better connectivity in the region. The applicant has elected to build the trail in accordance with the phased development schedule the applicant has created. This phasing will lead to buildout of the trail in sections over time. Staff requests that the applicant build the trail in full and not in phases. Please see* ***Table VI-6: Recommended Major On-Road Pedestrian and Bicycle Improvements, (p. 119)****.*

In addition, MD 373 (Accokeek Road) runs along the south of the subject property, and is also a designated historic roadway. The applicant must show the planned shared-use path along Accokeek Road on the site plan. Please see ***Table VI-7: Designated Special Roadways (p. 127)****.*

The lotting pattern submitted with this application provides adequate spacing to allow for the landscape treatment of these roadways, and shows sidewalks throughout the proposed development with widths of five and six feet wide. There are multiple bike racks that are sited throughout the development. These will promote the master plan's vision to encourage pedestrian and bicycle opportunities in the region. However, there is a discrepancy between the applicant's circulation exhibit, which states that there are 10 stations for bike parking, and the site plan, which states that there are 12 stations. The applicant should clarify and identify the number of bike stations, as well as bike parking spaces, across all documents.

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The 2013 *Approved Subregion 5 Sectional Map Amendment* retained the subject property in the Residential-Estate (R-E) and Residential-Rural (R-R) Zones. Zoning Map

Amendment A-10060 reclassified the subject property from the R-E and R-R Zones into the Residential Suburban (R-S) Zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from the R-S zone to the Legacy Comprehensive Design (LCD) zone, effective April 1, 2022.

May 8, 2026

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section

VIA: Mridula Gupta, Planning Supervisor, Subdivision Section MG

FROM: Jason Bartlett, Planner II, Subdivision Section JTB

SUBJECT: SDP-2025-0015; Saddle Ridge

This specific design plan (SDP) is proposed for the comprehensive development of 289.36 acres 272.74 net tract acres) of property known as Saddle Ridge. The subject site consists of 10 lots and 8 parcels of which Lots 44 through 47 and Parcels 37, 66, 110, 143, and 236 are recorded by deed in the Land Records of Prince George's County, in Book No. 43670, page 95; Parcels 86, 157, and 188 are recorded by deed, in Book No. 43542 page 409; and Lots 61 through 66 are recorded in Plat Book SDH 2, page 86.

The subject property is in the Legacy Comprehensive Design (LCD) Zone. Therefore, this application was submitted for review under the prior Zoning Ordinance and Subdivision Regulations pursuant to Section 27-1704(g) of the Zoning Ordinance, and it is evaluated according to the standards of the prior Residential Suburban Development (R-S) zoning of the subject property. This SDP proposes development of a mix of 703 residential units comprised of 450 single-family detached and 253 single-family attached dwelling units on 95 parcels and 703 lots. This SDP application was accepted for review on April 6, 2026. Comments were previously provided at the April 24, 2026, SDRC meeting. The comments in this referral memorandum are based on revised plans received on May 1, 2026.

The project is subject to Preliminary Plan of Subdivision (PPS) 4-24013, which was approved by the Planning Board on July 31, 2025 (PGCPB Resolution No. 2025-060). This PPS approved 783 lots and 97 parcels on 289.36 acres of land to support residential development of 530 single-family detached dwelling units and 253 single-family attached dwelling units. This SDP is proposed for the comprehensive development of the site and provides lotting patterns is general conformance with that approved under PPS 4-24013.

The following prior approvals are applicable to the site, and are evaluated as follows:

Zoning Map Amendment A-10060 and basic plan were approved by the District Council on October 17, 2022 (Zoning Ordinance No. 9-2022), which rezoned the property from the prior R-E and R-R Zones to the prior Residential Suburban Development (R-S) Zone, and approved

development of up to 955 dwelling units. There are no conditions of A-10060, however, the following development data for the site applies per the basic plan:

Gross Tract Area	**289.36 acres**
Mattawoman Floodplain	**32.75 acres**
1/2 Floodplain	**16.38 acres**
Net Tract Area (Gross Tract Area-1/2 Floodplain)	**272.98 acres**
Base Density (272.98 acres at 2.7 dwelling units per acre)	**737 units**
Max. Density (272.98 acres at 3.5 dwelling units per acre)	**955 units**

This SDP proposes 703 dwelling units on 272.74 net tract acres with a density of 2.58 dwelling units per acre, which is in conformance with the development approved with the basic plan.

Comprehensive Design Plan CDP-22001 was approved by the Planning Board on October 19, 2023, for development of 954 residential dwelling units, and adopted pursuant to PGCPB Resolution No. 2023-108 on November 9, 2023.

Specific Design Plan SDP-2304 was approved by the Prince George's County Planning Board on July 11, 2024 (PGCPB Resolution No. 2024-057) for infrastructure improvements including public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities prior to approval of a PPS, which was affirmed by the District Council of Prince George's County on October 29, 2024, adopting the findings and conclusions of the Planning Board in Resolution No. 2024-057. No lots, parcels, or dwelling units were approved with this SDP-2304. The infrastructure improvements shown on this SDP-2025-0015 are consistent with those approved with SDP-2304

SDP-2501 was approved by the Prince George's County Planning Board on October 30, 2025 (PGCPB Resolution No. 2025-094) for umbrella architecture for 19 single-family detached and nine single-family attached home models, subsequent to the approval of 4-24013.

PPS 4-24013 was approved subject to 23 conditions. Of these, the following are relevant to the review of this SDP application and are provided below in **bold**, with staff analysis provided in plain text:

2. Prior to approval, the final plat of subdivision shall include:

a. Right-of-way dedication along Floral Park Road and MD 373 (Accokeek Road), in accordance with Section 24-123(a)(1) of the prior Prince George's County Subdivision Regulations and the approved preliminary plan of subdivision.

b. The granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, and along at least one side of all private streets, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, and in accordance with the approved preliminary plan of subdivision.

The right-of-way dedication along Floral Park Road and MD 373 are correctly shown on SDP in accordance with the approved PPS. The minimum 10-foot-wide public utility easement along both sides of all public streets, and one side of all private streets are also shown on SDP in conformance with this condition and in accordance with the approved PPS.

3. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

a. A minimum 10-foot-wide shared-use path along the property frontage of Floral Park Road and MD 373 (Accokeek Road), unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

A 10-foot-wide shared-use path has been provided and is shown along the property frontage of Floral Park Road in conformance with this condition but is not provided along MD 373. The Transportation Planning Section should review this SDP for conformance to Condition 3.a.

b. A minimum 10-foot-wide shared-use path along the alignment of the Burch Branch Trail throughout the site.

A 10-foot-wide shared-use path has been provided and is shown along the alignment of the Burch Branch Trail throughout the site in conformance with this condition.

c. A standard bicycle lane, shared road pavement markings, and signage along Floral Park Road and MD 373 (Accokeek Road), in accordance with the American Association of State Highway and Transportation Officials guidelines, as modified by the permitting agency.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared-use path is not proposed.

e. Perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontages, and throughout the site crossing internal intersections.

f. Short-term bicycle parking at any proposed recreational areas.

The Transportation Planning Section should review this SDP for conformance to Condition 3.c. through 3.f.

4. Prior to acceptance of the first specific design plan, other than for infrastructure only, frontage improvement plans at the site access points shall be reflected on the plans. These plans shall include the recommended master-planned bicycle and pedestrian

facilities and acceleration/deceleration lanes unless modified with written correspondence from the operating agency.

This condition was not evaluated with SDP-2304 (for infrastructure only) and SDP-2501 (for architecture only). Therefore, Condition 4 is applicable to SDP-2502-0015, which is the first SDP which proposes development. The Transportation Planning Section should review this SDP for conformance to this Condition.

6. **Development of this subdivision shall be in conformance with Stormwater Management Concept Plan SDC No. 24297-2023, and any subsequent revisions.**

The applicant submitted a copy of an approved Stormwater Management (SWM) Concept Plan and associate approval letter (SCD No. 24297-2023) with subject application. The Environmental Planning Section should determine whether the proposed development is in conformance with the approved SWM concept plan and this condition.

7. **At the time of final plat, in accordance with Section 24-121(a)(7) of the prior Prince George's County Subdivision Regulations and Comprehensive Design Plan CDP-22001, approximately ±102.87 acres of parkland as public benefit, as shown on the preliminary plan of subdivision (Parcels D, E, E1, G, I, J, M, P, R, S, T, U, V, X and Z), shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:**

The SDP includes Parcels D, E, E1, G, I, J, M, P, R, S, T, U, V, X, and Z, totaling 102.8817 acres, to be conveyed to M-NCPPC in conformance with this condition and the approved PPS. These parcels are also identified in a chart on the coversheet with their acreage and subsequent ownership. Conformance to this condition should be further reviewed by the Department of Parks and Recreation (DPR).

8. **The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.**

A Type 2 Tree Conservation Plan TCP2-2026-0032 was submitted with this application. The Environmental Planning Section and DPR should further review the TCP2 to determine conformance with this condition.

9. **The applicant shall submit a copy of the letter to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.**

A letter dated January 30, 20206 from DPR consenting to the placement of woodland conservation easements on lands to be dedicated to M-NCPPC, was provided by the applicant. Conformance with this condition should be further reviewed by DPR and Environmental Planning Section.

10. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowner's association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

11. Prior to approval of building permits, in accordance with Section 24-121(a)(7) of the prior Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowner's association, as identified on the approved preliminary plan of subdivision and site plan. Land to be conveyed shall be subject to the following:

SDP-2025-0015 provides 79 parcels (totaling 74.96 acres) to be conveyed to the homeowner's association (HOA) for open space, private roadways, and stormwater management facilities. However, the Parcel Chart on the Coversheet does not list 10 of these parcels (Parcels BB1, D4, E2, E3, E4, F1, F3, G5, P1, and R1), which should be added prior to certification of this SDP. The parcels being conveyed to the HOA are consistent with the PPS, except that the PPS approved 81 parcels and included Parcel D5, which is not proposed with this SDP. Further, the PPS inadvertently counted Parcel X under both the HOA parcels and the parcels to be conveyed to the M-NCPPC. Therefore, there were only 80 parcels approved to be conveyed to the HOA with the PPS (including Parcel D5 not proposed with this SDP). As such, this SDP is in substantial conformance with Conditions 10 and 11.

12. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-012-2023-01, in conformance with Section 25-121 of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. The following note shall be placed on the final plat of subdivision:

13. Prior to issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

A Type 2 Tree Conservation Plan TCP2-2026-0032 was submitted with this application. The Environmental Planning Section should further review the submittal to determine conformance with Conditions 12 and 13.

14. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances, in conformance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

A conservation easement is shown on the SDP, which should be reviewed by the Environmental Planning Section for accuracy.

15. The applicant and the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the Park and Recreation Facilities Design Guidelines. The timing of construction of the master-planned trail shall be determined by the Prince George's County Planning Department, with the approval of a specific design plan (SDP). A public use easement shall be provided over the trail, with the width of the easement determined at the time of SDP.

18. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with the timing of the trail construction to be determined at the time of the specific design plan for the residential development.

Sheet 37 of the SDP provides timing for the construction of the master plan trail. However, evidence that construction drawings have been submitted to the Department of Parks and Recreation has not been provided. Conformance to this condition should be further evaluated by the Urban Design Section and DPR.

19. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft public use access easement and maintenance agreement or covenant for the master-planned trail to the Prince George's County Department of Parks and Recreation, of The Maryland-National Capital Park and Planning Commission (M-NCPPC), for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved specific design plan.

The SDP delineates a public use easement over the entire length of the proposed master plan trail.

20. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County Park and Recreation Facilities Design Guidelines. 21. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Prince George's County Park and Recreation Facilities Design Guidelines, with the review of the specific design plan (SDP). Timing for construction shall also be determined at the time of SDP.

21. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Prince George's County Park and Recreation Facilities Design Guidelines, with the review of the specific design plan (SDP). Timing for construction shall also be determined at the time of SDP

On-site recreational facilities have been provided with this SDP application, are shown on the SDP, and detailed on the Recreation Facility sheets of the landscape plan. The timing for

construction of these facilities has also been provided on Sheet 33 of the landscape plan. The Urban Design Section shall review the provided details for sufficiency and proper siting, as well as the timing for construction, to determine conformance to Conditions 20 and 21.

The property is also subject to an approved Certificate of Adequacy ADQ-2024-019, which was approved by the Planning Director on July 9, 2025. The following conditions of the ADQ are relevant to the review of this SDP application and are provided below in **bold**, with staff analysis provided in plain text:

1. Total development within the subject property shall be limited to uses that would generate no more than 575 AM and 681 PM peak-hour vehicle trips.

The number of dwelling units proposed with this SDP are within those evaluated with the approved ADQ. Therefore, the proposed development should generate trips no more than those established with the approved ADQ. However, this should be further evaluated and conformance determined by the Transportation Planning Section.

2. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following roadway improvements, as designated below, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

(a) MD 373/ Southeast Site Access

(i) Construction of a deceleration lane along MD 373

The required deceleration lane along MD 373 is not shown on this SDP. The Transportation Planning Section should review for conformance to this condition.

5. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the Specific Design Plan.

A circulation plan was submitted with this application providing the on-site bicycle and pedestrian improvements. The Transportation Planning Section should review the submitted plan and SDP for conformance to this condition.

6. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

(a) Floral Park Road (east of Whitaker Park Drive)

(i) Construct approximately 750 liner feet of a ten-foot-wide shared use path

The above facility is shown on this SDP, the details of which should be reviewed by the Transportation Planning Section.

Additional Comments:

1. There are several technical corrections which are required to be made to the plan sheets, prior to their certification. These are provided as recommended conditions below.

Recommended Conditions:

1. Prior to certification of the specific design plan (SDP), the plan shall be revised as follows:

   a. Label Parcel T on sheet 20.

   b. Relocate the label for Parcel C on Sheet 7 off of the tennis court.

   c. Provide the area for Parcel F3, Pebble Fork Lane private right-of-way on Sheet 8.

   d. Revise the parcel labeling of the Gentle Knoll Court private right-of-way on Sheets 9 and 11 shown as both Parcel D4 and E5 to reflect the same parcel number and add the area of that parcel.

   e. Provide the area for Parcel F1 on Sheet 8.

   f. Relocate the area for Parcel G under the label for Parcel G on Sheet 10.

   g. Provide the area for Parcel G5 on Sheet 10.

   h. Provide the area for Parcel P1 on Sheet 25.

   i. Provide the area of Parcel R1 on Sheet 22.

   j. Add the following missing parcels to the Parcel Chart on the Coversheet: Parcels BB1, D4, E2, E3, E4, F1, F3, G5, P1, and R1.

   k. Remove the area of road dedication from the Parcel Chart on the Coversheet and add the total number of parcels provided with this SDP as 95 Parcels.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The SDP has been found to be in conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the SDP and must be consistent with the record plat, or permits will be placed on

hold until the plans are corrected. There are no other subdivision issues at this time.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

May 15, 2026

MEMORANDUM

TO: Emery Huang, Urban Design Section, Development Review Division

FROM: Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: ns Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Mark Berger, Transportation Planning Section, Countywide Planning Division

SUBJECT: SDP-2025-0015 Saddle Ridge

Prior Conditions of Approval

The site is subject to Zoning Map Amendment (ZMA) A-10060, Comprehensive Design Plan (CDP)-22001, Preliminary Plan of Subdivision (PPS) 4-24013, Certificate of Adequacy (ADQ) 2024-019 and SDP-2304. The relevant conditions of approval have been provided below.

CDP-22001

5. Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated at $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.

6. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated at $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.

Comment: The above-referenced conditions remain and will be addressed at the time of building permit for each dwelling.

8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.

Comment: The Prince George's County Department of Parks and Recreation (DPR) have provided building permit triggers for the construction of the master-planned trail. The applicant proposes to develop the site in five phases. Staff support the timing of construction to ensure the facility is constructed prior to the final stage of development.

PPS 4-24013

3. In conformance with the 2009 Approved Countywide Master Plan of Transportation, and the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

    a. A minimum 10-foot-wide shared-use path along the property frontage of Floral Park Road and MD 373 (Accokeek Road), unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

Comment: A 10-foot-wide shared-use path is shown along the property frontage of Floral Park Road. Staff recommend the plan be updated to include a 10-foot-wide shared-use path along Accokeek Road subject to the approval of Maryland Department of Transportation Maryland State Highway Administration (SHA).

    b. A minimum 10-foot-wide shared-use path along the alignment of the Burch Branch Trail throughout the site.

Comment: A 10-foot-wide shared-use path representing the alignment of the Burch Branch Trail is shown on the plan. This condition has been met.

    c. A standard bicycle lane, shared road pavement markings, and signage along Floral Park Road and MD 373 (Accokeek Road), in accordance with the American Association of State Highway and Transportation Officials guidelines, as modified by the permitting agency.

Comment: A 10-foot-wide shared-use path is shown along the property frontage of Floral Park Road. Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) is not requiring a bicycle lane or additional pavement markings along the frontage of Floral Park Road. This condition has been modified, and roadway plans are currently under review with DPIE, which is acceptable as written correspondence.

There is no bicycle lane or additional pavement markings shown on the plan along the frontage of MD 373 (Accokeek Road). The applicant has stated the plans are still in progress in coordination with SHA. There are no updates yet from SHA's review (as the operating agency) of the MD 373 roadway improvements. Staff recommend the plan be updated to include bicycle facilities along Accokeek Road or provide correspondence from the SHA that frontage improvements have been modified. Adequate ROW exists to construct a standard bicycle lane, shared road pavement markings, or a wide shoulder subject to approval of SHA, the operating agency.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared-use path is not proposed.

Comment: A 10-foot-wide shared-use path and sidewalks along the internal roadways are shown on the plan. The applicant submitted exhibits showing parking, pedestrian circulation, and trail location, all of which are acceptable to staff.

e. Perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontages, and throughout the site, crossing internal intersections.

Comment: Crosswalks and ADA curb ramps are shown on the plan throughout the site at all internal intersections. This condition has been met.

f. Short-term bicycle parking at any proposed recreational areas.

Comment: The plan includes four bicycle racks that accommodate the parking of eight bicycles at the clubhouse. This condition has been met.

4. Prior to acceptance of the first specific design plan, other than for infrastructure only, frontage improvement plans at the site access points shall be reflected in the plans. These plans shall include the recommended master-planned bicycle and pedestrian facilities and acceleration/deceleration lanes unless modified with written correspondence from the operating agency.

Comment: Staff recommend the plan be updated to include bicycle facilities along Accokeek Road or provide correspondence from the SHA that frontage improvements have been modified. Adequate ROW exists to construct a standard bicycle lane, shared road pavement markings, or a wide shoulder subject to approval of SHA, the operating agency.

ADQ-2024-019

1. Total development within the subject property shall be limited to uses that would generate no more than 575 AM and 681 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.

Comment: The current proposal for 450 single-family detached homes and 253 single-family attached homes is within the established trip cap. The trip cap established in ADQ-2024-019 assumed 530 single-family detached homes and 253 single-family attached homes. This condition has been met.

2. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following roadway improvements, as designated below, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process,

and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

(a) MD 373/ Southeast Site Access (#9)
(i) Construction of a deceleration lane along MD 373

Comment: The above-referenced condition remains and will be addressed at the time of building permit for each dwelling.

3. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated at $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or Department of Public Works and Transportation (DPW&T).

4. Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated at $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or Department of Public Works and Transportation (DPW&T).

Comment: The above-referenced conditions remain and will be addressed at the time of building permit for each dwelling.

5. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the permit plan submission.

Comment: The applicant has submitted plans identifying the on-site and off-site pedestrian and bicycle facilities. This condition has been met.

6. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

a) Floral Park Road (east of Whitaker Park Drive)

i) Construct approximately 750 linear feet of a ten-foot-wide shared-use path

Comment: The above-referenced condition remains and will be addressed at the time of building permit for each dwelling.

Master Plan Compliance
The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment.*

Right-of-Way (ROW)

Floral Park Road (P-512); 60-foot ROW

Accokeek Road, MD 373 (C-527); 80-foot ROW

Comment: The development proposes 27.60 acres of roadway dedication consistent with the approved PPS. ROW dedication will be required at the time of the final plat.

Pedestrian and Bike Facilities

Floral Park Road: Planned side path

Comment: This facility is shown on the plan.

Accokeek Road, MD 373: Planned shared roadway

Comment: This facility will be located within the public ROW and is subject to approval of SHA. Any modifications to master planned facilities will be reviewed by TPS and shall include written correspondence from the permitting agency.

Burch Branch Trail: planned hard surface trail

Comment: The plan sheets identify the alignment of the trail as a 10-foot-wide shared-use path along the frontage and within the site. The intent of this facility has been met.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends the following facilities:

On-road dual-route bicycle facilities: Floral Park Road

On-road dual-route bicycle facilities: Accokeek Road

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* describes on-road dual-route bicycle facilities on page 115 as follows:

Dual routes are roads that contain an off-road bicycle and pedestrian facility and an on-road bicycle facility. An appropriate on-road component of a dual-route facility would be a shared-use roadway, where the bicyclist shares the road with vehicles, or a painted bike

lane. Even a wide, outside curb lane or a paved road shoulder can be used by bicyclists. Off-road components of a dual-route facility would be either a side path or a wide sidewalk that could be used by bicyclists, equestrians, and pedestrians.

Comment: The subject site will be provided access along Floral Park Road, which is shown as a master plan primary facility on the *Approved Subregion 5 Master Plan and Sectional Map Amendment*. While the applicant has acknowledged the MPOT recommendations of a side path along Floral Park Road, on-road dual-route bicycle facilities must be provided to meet the recommendations of the *Approved Subregion 5 Master Plan and Sectional Map Amendment*. along Accokeek Road. Staff recommend the plan be updated to include on-road dual-route facilities along Accokeek Road, subject to the approval of the applicable permitting agency.

SDP-2304

2. Prior to certification of the specific design plan for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

   a. A 10-foot-wide, shared-use path along the site's frontage of Accokeek Road and Floral Park Road, and label shared roadway markings along the frontage of Accokeek Road and Floral Park Road, unless modified with written correspondence from the operating agency.

Comment:

   b. The details, location, and timing of construction of the master-planned trail.

Recommendations, Policies, and Goals
MPOT Complete Streets Policies:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Comment: The plan sheets identify ADA-compliant sidewalks and a shared-use path along all internal roadways. This policy has been met.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Comment: The plan sheets include a 10-foot-wide shared-use path along the frontage of Floral Park Road. recommend ADA compliant sidewalks and on-road facilities be provided along Accokeek Road as a condition of approval, unless modified with written correspondence from SHA.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 *AASHTO Guide for the Development of Bicycle Facilities*.

Comment: The plan sheets include a 10-foot-wide shared-use path along the frontage of Floral Park Road. recommend ADA compliant sidewalks and on-road facilities be provided along Accokeek Road as a condition of approval, unless modified with written correspondence from SHA as a condition of approval, unless modified with written correspondence from SHA, to meet the intent of the master plan.

The 2013 *Approved Subregion 5 Master Plan* recommends the following goals/policies:

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**
- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

Comment: The planned development will include a shared-use path along the property frontage, a comprehensive internal network that connects to a trail and a continuous sidewalk network within the site. Staff recommend the frontage of Accokeek Road be improved with a ten-foot-wide shared-use path and shared roadway markings and signage. Paved shoulders can also meet the intent of the master planned on-road component of a dual-route facility.

Staff find the intent of these policies will be met, subject to the conditions of approval.

Transportation Planning Review

Zoning Ordinance Compliance

Sections 27-525 through 27-530 of the Prince George's County Zoning Ordinance (Ordinance) provide guidance for specific design plans. Specifically, section 27-527 states the following:

(b) The Specific Design Plan shall include (at least) the following, with all plans prepared at the same scale:

(1) A reproducible site plan showing buildings, functional use areas, circulation, and relationships between them

Comment: The plans show vehicle, bicycle, and pedestrian movement throughout the site. The subject site proposes five access points: three access points along Accokeek Road and two along Floral Park Road. The site is bifurcated by a PEPCO easement that will separate the development into two sections. There will be no vehicular connection provided from the northern section to the southern section; however, the master plan trail will provide a pedestrian connection between the sections.

Sidewalks are shown along both sides of all roads throughout the subdivision, along with the location of the master plan trail. Crosswalks and ADA curb ramps are shown on the plan throughout the site at all internal intersections. With the details provided at this time, staff can find that vehicular and pedestrian circulation on site is acceptable.

At this time, staff do not agree that the intent of the area master plan has been met. However, given the nature of the application and the fact that the frontage improvements are for the benefit of pedestrians and cyclists, staff believe that the details and location of both the shared use path and marked bicycle lanes can be evaluated at a subsequent SDP submittal. Staff recommends that a shared use path and shared roadway be provided along the entire site's frontage to satisfy the intent of the 2013 *Approved Sub Region 5 Master Plan* and be provided prior to acceptance, unless modified with written correspondence from the operating agency.

Within the site, a 10-foot-wide shared-use path for the alignment of the Burch Branch Trail, bikeway facilities, and sidewalk along both sides of the roadway are proposed. The applicant submitted exhibits showing parking, pedestrian circulation, and master-planned trail location. Staff finds the overall circulation of the site to be sufficient.

Conclusion

Based on the findings presented above, staff concludes that the multimodal transportation facilities will exist to serve the proposed subdivision as required under Subtitle 27, and will conform to the 2009 *Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* if the following conditions are met:

a. Prior to the certification of the specific design plan, the applicant and the applicant's heirs, successors, and/or assigns shall provide a 10-foot-wide, shared-use path along the site's frontage of Accokeek Road, unless modified with written correspondence from the operating agency.

Countywide Planning Division
Environmental Planning Section 301-952-3650

May 11, 2026

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section, DRD

VIA: Suzanne Nickle, Acting Supervisor, Environmental Planning Section, CWPD *SN*

FROM: Chuck Schneider, Planner III, Environmental Planning Section, CWPD *ACS*

SUBJECT: Saddle Ridge: SDP-2025-0015 and TCP2-2026-0032

The Environmental Planning Section (EPS) has reviewed the above-referenced Specific Design Plan (SDP-2025-0015) and Type 2 Tree Conservation Plan (TCP2-2026-0032), accepted on April 6, 2026. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on April 24, 2026. Revised plans were received on May 1, 2026. EPS finds the application in conformance with the Environmental Regulations of Sections 27-528(a)(3), 27-528(a)(4), 27-258(a)(5), and 24-131 of County Code, and recommends approval of SDP-2025-0015 and TCP2-2026-0032, subject to recommended findings and conditions listed at the end of this memorandum.

BACKGROUND
The EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
SE-1589	N/A	District Council	Approved	9/20/1967	ZO No. 444-1967
SE-1590	N/A	District Council	Approved	9/20/1967	ZO No. 445-1967
SE-1593	N/A	District Council	Approved	9/20/1967	ZO No. 450-1967
SE-2903	N/A	District Council	Approved	4/26/1976	
SE-4043	TCPII-225-91 TCPII-213-91	District Council	Approved	10/9/1992	Z.O. No. 44-1992
NRI-150-06	N/A	Staff	Approved	3/9/2007	N/A
S-07002	N/A	Planning Director	Certified	11/7/2007	N/A
4-07076	TCP1-044-07	Planning Board	Approved	3/22/2012	08-64
S-09001	N/A	N/A	Dormant	3/18/2016	N/A

A-10060	N/A	District Council	Approved	10/17/2021	2021-92 ZO No. 9-2022
NRI-150-06-01	N/A	Staff	Approved	8/19/2022	N/A
CDP-22001	TCP1-012-2023	Planning Board	Approved	10/19/2023	2023-108
SDP-2304	TCP2-011-2024	Planning Board	Approved	6/13/2024	2024-057
4-24013	TCP1-012-2023-01	Planning Board	Approved	7/31/2025	2025-060
SDP-2025-0015	TCP2-2026-0032	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
This application requests the approval of a specific design plan for the development of 450 single-family detached homes and 253 single-family attached homes, with infrastructure improvements.

APPLICABLE ENVIRONMENTAL REGULATIONS
This property is subject to the grandfathering provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property had a TCP that was accepted for review before June 30, 2024. The property must conform to the environmental regulations of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (2010 WCO) and the 2018 Environmental Technical Manual. The property is also subject to the environmental regulations in Subtitle 24 of the prior Subdivision Regulations and Subtitle 27 of the prior Zoning Ordinance because there are previously approved development review entitlements, Comprehensive Design Plan (CDP-22001), Specific Design Plan (SDP-2304), and Preliminary Plan (4-24013).

Site Description
The subject property is a 289.36-acre site and sits between Floral Park Road to the north and Accokeek Road to the south. The property is bounded to the east by wooded and residential lots, and to the west by woodland and residential lots. The properties are divided into two development areas, northern and southern, which are separated by an existing Potomac Electric Power Company (PEPCO) high tower power line easement. The northern section of the development is located on the south side of Floral Park Road at its intersection with Whitaker Park Drive. The southern section of the development is located on the north side of Accokeek Road, approximately 3,900 feet west of its intersection with Branch Avenue.

The current zoning for the site is Legacy Comprehensive Design Zone (LCD), which is the replacement zone for Residential Suburban Development Zone (R-S). The entire site is within Environmental Strategy Area 2 (formerly the Developing Tier) as designated by *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035). The site is in the Established Communities of the General Plan Growth Policy map designated by Plan 2035 and shown on the General Plan Generalized Future Land Use map (Plan 2035) as Residential Low. The property is within the *Approved Subregion* 5 *Master Plan* and Sectional Map Amendment (July 2013).

The mapped Green Infrastructure network on this site contains Regulated and Evaluation Areas.

The Regulated Areas are mapped in association with the on-site Burch Branch stream, a tributary to Piscataway Creek, and its own tributaries. The Evaluation Area is associated with the woodland adjacent to the stream valleys which provide wildlife connections between the streams. The on-site stream (Burch Branch) is a Secondary Corridor to the Piscataway Creek, a Primary Corridor, and it is identified in the 2017 *Approved Countywide Green Infrastructure Plan* (GI Plan) as containing unique environmental features requiring careful consideration when proposing land development.

According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species found to occur on or in the vicinity of this property.

The *Master Plan of Transportation* (2009) designates Floral Park as a primary roadway, and a portion of Accokeek Road as a collector. The southern development area contains several special exceptions that were approved for sand and gravel mining operations that are visible on the 1980 and 1984 aerial photographs on PGAtlas. Woodland clearing and installation of a gas line is visible on the 1968 aerial photograph along the western boundary.

The property included in the SDP, verified with Natural Resources Inventory (NRI-150-06-01), contains 100-year floodplain and mapped regulated environmental features (REF) including streams, and wetlands. The site contains mapped forest interior dwelling species (FIDS) habitat. Marlboro clays and Christiana complexes are not mapped on site. The on-site stream, Burch Branch, flows into the Piscataway Creek. The Piscataway Creek and Burch Branch are designated by the state as Tier II waterways, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. The entire property is within the Piscataway Creek watershed, which is further discussed below.

The conservation methods of the 2010 WCO require priority be placed on the preservation of the on-site woodland and wildlife habitat areas, the planting of stream corridors, and emphasize the preservation of large contiguous woodland within the green infrastructure network. The site contains mapped FIDS, which is another high priority for preservation and enhancement of on-site woodland.

REVIEW OF PREVIOUSLY APPROVED APPLICATIONS AND CONDITIONS

There have been several development review cases for the application area. The previous special exceptions, preliminary plan of subdivision, and zoning map amendment cases have no environmental conditions. A brief history of these previous cases or plans is included in this section. Conceptual Design Plan (CDP-22001) was approved with an environmental condition and consideration.

History

Special Exceptions (SE-1589, SE-1590, and SE-1595) were approved by the District Council on September 20, 1967. The conditions of approval can be found in Zoning Resolution numbers 444-1967, 445-1967, and 450-1967. The application was requested by the Washington Gas Light Company for three separate parcels for a well for gas storage field operation. No conditions were recommended for the special exceptions.

Special Exceptions (SE-2903 and SE-4043) were approved by the District Council on April 26, 1976, and October 9, 1992, respectively. The application was requested by Lone Star Industries on several parcels for sand and gravel mining operations. No conditions were recommended for these special exceptions.

Preliminary Plan of Subdivision (PPS 4-07076) was approved by the Planning Board on April 17, 2008, and the resolution was amended on March 22, 2012. The conditions of approval can be found in PGCPB No. 08-64. The associated preliminary plan of subdivision and Type 1 tree conservation plan were never certified. PPS 4-24013 will supersede 4-07076; therefore, prior PPS 4-07076 conditions of approval are not applicable.

Zoning Map Amendment A-10060

Zoning Map Amendment A-10060 was approved by the Planning Board, with resolution PGCPB No. 2021-92, and the final decision of the District Council in Zoning Ordinance No. 9-2022, without conditions.

Conceptual Design Plan CDP-22001

The Planning Board approved CDP-22001 on October 19, 2023. Conditions of approval can be found in PGCPB Resolution No. 2023-108. The approved conditions and considerations that are environmental in nature for CDP-22001 are listed below in **BOLD** and the plain text provides comments on plan conformance.

Environmental Condition

1. **An approved stormwater management concept plan and approval letter, or an indication that an application for such approval has been filed, shall be submitted with the preliminary plan of subdivision application.**

   As part of the previous PPS (4-24013) and the subject application SDP (SDP-2025-0015) application, the approved stormwater management concept plan and letter (24297-2023-SDC/P54603-2024-SDC) with an approval date of May 8, 2024, were submitted on Apil 6, 2026.

Environmental Consideration

2. **At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement onsite, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission.**

   As part of this SDP application, a Type 2 tree conservation plan (TCP2) was submitted showing on-site preservation and reforestation and off-site woodland credits to meet the woodland conservation requirement. This method of on and off-site woodland conservation was approved with the previous PPS (4-24013). The Washington Suburban Sanitary Commission (WSSC) has requested that the on-site sewer line easement be increased by 15 feet for installation and maintenance.

Due to this additional easement clearing (0.73 acre) and the distance required to connect to an off-site sewer line and the associated woodland clearing (10.46 acres), the woodland conservation requirement cannot be met on-site.

Specific Design Plan SDP-2304

The Planning Board approved SDP-2304 on June 13, 2024. The conditions of approval can be found in PGCPB No. 2024-057. The approved conditions that are environmental in nature for SDP-2304 are listed below in **BOLD** and the plain text provides comments on plan conformance.

3. With the acceptance of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

a. Provide a variance request and full evaluation regarding the removal of Specimen Trees ST-1, ST-3, ST-25, ST-56, ST-58, ST-59, ST-60, ST-61, ST-62, and ST-64 within the proposed residential lots.

b. Provide a statement of justification and full evaluation regarding primary management area impacts within the proposed residential lot area and for Impact Area D.

The PPS (4-24013) application provided the requested variance request for specimen tree removal and a statement of justification for impacts to the primary management area (PMA). These PMA impacts and specimen tree removals were approved by the Planning Board with 4-24013.

5. Prior to signature approval of the specific design plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:

a. Revise the limits of disturbance and specimen tree table on Sheet 2, to show that Specimen Trees ST-1, ST-3, ST-25, ST-56, ST-58, ST-59, ST-60, ST-61, ST-62, and ST-64 are to remain, unless these are approved for removal at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

b. Revise the limits of disturbance and primary management area impacts to remove requested Area D from the plan view, unless these impacts are approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

c. The Liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:

"Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber _____ Folio____. Revisions

to this TCP2 may require a revision to the recorded easement."

d. Prior to signature approval of the TCP2, have the property owner sign the Owner's Awareness Certificate on each sheet of the TCP2.

Add the following note to the plan under the specimen tree table, unless additional specimen tree removal is approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE): The removal of 22 specimen trees (Section 25-122(b)(1)(G)), ST-2 (30-inch Tulip polar), ST-4 (33-inch White oak), ST-10 (33-inch Sweet Gum), ST-24 (32-inch Tulip polar), ST-26 (30-inch Tulip polar), ST-33 (41-inch Tulip polar), ST-34 (35-inch Pin Oak), ST-36 (33-inch Tulip polar), ST-37 (39-inch Tulip polar) , ST-74 (30-inch Tulip poplar), ST-81(39-inch Tulip polar), ST-90 (43-inch Northern Red oak), ST-125 (34-inch White oak), ST-126 (30-inch American Beech), ST-147 (37-inch Tulip polar), ST-176 (33-inch Tulip polar), ST-177 (30-inch Tulip polar), ST-219 (38-inch White oak), ST-221 (33-inch Tulip polar) , ST-235 (32-inch Tulip polar), ST-248 (30-inch Southern Red oak), and ST-249 (32-inch Tulip polar)."

f. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

This condition was addressed at the time of certification of the specific design plan. It is noted that the condition misspelled the common name of "Tulip poplar". This will be corrected with subsequent applications.

6. Prior to the issuance of any permits which impact 100-year floodplain, wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

The Maryland Department of the Environment (MDE) permit(s) will be verified at the time of County permit review for the impacts to ensure compliance with conditions and that any associated mitigation plans are represented on the TCP2. Any alterations to the PMA impacts as a result of the MDE approvals shall be reflected on a revised TCP2.

Consideration

1. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission and any such areas shall be credited as

on-site.

The TCP2 submitted with this application shows on-site preservation, on-site reforestation, and off-site woodland credits to meet the woodland conservation requirement. This method of on and off-site woodland conservation was approved with the previous PPS (4-24013). The Washington Suburban Sanitary Commission (WSSC) has requested that the on-site sewer line easement be increased by 15 feet for installation and maintenance. Due to this additional easement clearing (0.73 acre) and the distance required to connect to an off-site sewer line and the associated woodland clearing (10.46 acres), the woodland conservation requirement cannot be met on-site.

Preliminary Plan 4-24013

The Planning Board approved 4-24013 on July 31, 2025. The conditions of approval can be found in PGCPB No. 2025-060. The approved conditions that are environmental in nature for 4-24013 are listed below in **BOLD** and the plain text provides comments on plan conformance.

5. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised as follows:

a. Add to the "00" approval line in the Environmental Planning Section approval block: C. Schneider, January 26, 2024, Comprehensive Design Plan CDP-22001.

b. Add the following note to the plan under the Specimen Tree table: "NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) with 4-24013 for the removal of 54 specimen trees (Section 25-122(b)(1)(G)): ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, ST-240 through ST-247."

c. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

This condition was addressed at the time of signature approval of the preliminary plan.

6. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan SDC No.24297-2023, and any subsequent revisions.

This TCP2 plan is in conformance with the approved stormwater management concept plan. The applicant has proposed minor changes to the stormwater outfall and sewer line locations. If the Department of Permitting, Inspections and Enforcement (DPIE) requires a new concept this approved concept plan shall be provided prior to certification of the TCP2.

13. Prior to issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the 2010 Prince George's County Woodland and Wildlife Habitat

Conservation Ordinance, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> **"This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."**

This condition will be met with the review of the final plat of subdivision.

14. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances, in conformance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

> **"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."**

This condition will be met with the review of the final plat of subdivision.

ENVIRONMENTAL REVIEW

Existing Conditions/Natural Resource Inventory (NRI)
In accordance with Section 27-527(b)(5) of County Code, an approved Natural Resource Inventory (NRI) plan is required with an SDP. NRI-150-06-01 was approved on August 19, 2022, and was provided with this application. The TCP2 shows the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Woodland Conservation
In accordance with Section 27-527(b)(4) of County Code, a Type 2 tree conservation plan is required with an SDP. This property is subject to the 2010 Prince George's County Woodland Conservation Ordinance because the development is subject to prior TCP. TCP2-2026-0032 was submitted with the SDP application.

The overall site contains a total of 202.91 acres of net tract woodlands, 29.24 acres of wooded floodplain, and has a woodland conservation threshold of 51.22 acres (20 percent/prior zoning R-S). The development proposes to clear 125.37 acres of woodland in the net tract, 2.74 acres of wooded floodplain, and 10.46 acres of off-site clearing, resulting in a woodland conservation requirement of 95.73 acres. The off-site woodland clearing is to connect to the nearest existing sewer line. The TCP2 and woodland conservation worksheet proposes 72.01 acres of on-site preservation, 14.40 acres of reforestation, and 9.32 acres of off-site woodland credits for a provided woodland conservation of 95.73 acres.

This application is proposing to increase the of off-site mitigation to 9.32 acres. The PPS approved 3.68 acres of off-site mitigation. Since this approval, WSSC requested that the on-site sewer line easement increase by 15 feet to allow for installation and maintenance of the sewer line. Clearing for this on-site area has increased by 0.73 acre and the clearing for the off-site has increased by 3.23 acres. This proposed increase of on-site clearing with this SDP still maintains its grandfathering as a minor revision, because the plan still meets all the required elements of the division, does not reduce by five percent or change the location by 10 percent of the previously approved woodland conservation area. The change is 1.53 acres less than what was previously approved for preservation and on-site reforestation

Specimen Trees
Section 25-122(b)(1)(G) of the 2010 WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the [Environmental] Technical Manual."

The site contains 275 on-site specimen trees with 151 rated in good condition, 108 rated in fair condition, 10 rated in poor condition, one rated in fair/poor condition, and five specimen trees not rated. With the approved specific design plan (SDP-2304) the Planning Board approved the removal of 22 specimen trees, specifically specimen trees ST-2, ST-4, ST-10, ST-24, ST-26, ST-33, ST-34, ST-36, ST-37, ST-74, ST-81, ST-90, ST-125, ST-126, ST-147, ST-176, ST-177, ST-219, ST-221, ST-235, ST-248, and ST-249 and with the PPS (4-24013) the Planning Board approved the removal of an additional 54 specimen trees identified as ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, ST-240 through ST-247.

With this SDP, the applicants engineer determined that Specimen Tree ST-82 is requested to be removed and previously approved for removal Specimen Trees ST-80, ST-81, ST-236, ST-247, and ST-249 can be saved and will be shown on this TCP2 as being retained. Including the specimen tree requested for removal with the subject application, and the five trees previously approved for removal that can now be saved, of the overall Saddle Ridge development with 275 specimen trees on-site, 72 have been requested and approved for removal and 203 will be preserved. The subject application is reliant on the prior variance approvals.

Review of Subtitle 25 Variance Request
A Subtitle 25 Variance application and a statement of justification in support of a variance was received for review with this application and was dated May 2026.

This May 2026 variance statement of justification lists one specimen tree requested for removal and five previously approved for removal specimen trees to be retained. When reviewing this variance document, the specific location detail areas show only one specimen tree.

Section 25-119(d)(1) of the 2010 WCO contains six required findings to be made before a variance can be granted. The Letter of Justification submitted seeks to address the required findings for one specimen tree, and details specific to the individual tree have been provided in the following chart:

SPECIMEN TREE SCHEDULE SUMMARY

ST #	COMMON NAME	Diameter (in inches)	CONDITION	Specimen Tree Impact Area	Specimen Tree Impact Disturbance
ST-82	Tulip poplar	32	Good	Tree/CRZ	Sewer

Tree/CRZ = impacts both specimen tree and critical root zone
Sewer = sewer line construction

Statement of Justification Request:
A variance from Section 25-122(b)(1)(G) is requested for the clearing of one on-site specimen tree identified as ST-82. After final engineering, five specimen trees previously approved for removal (ST-80, ST-81, ST-236, ST-247, and ST-249) can be saved.

This variance is requested to the Woodland and Wildlife Conservation Habitat Ordinance, which requires, under Section 25-122 of the Prince George's County Zoning Ordinance, that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The Subtitle Variance Application form requires a Statement of Justification of how the findings are being met.

The text in **bold**, labeled A-F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

To meet this finding, the applicant must show that: 1) The variance is necessary to allow for a use of its property that is significant and reasonable; and 2) The use cannot be accomplished elsewhere on the property without a variance.

The Saddle Ridge subdivision contains extensive regulated environmental features and proposes to minimize impact to these environmental areas unless for infrastructure purposes. Several utility line locations have changed due to engineering practices. Specimen tree ST-82 is located in an area where the sewer line was realigned. This impact is necessary to infrastructure. The applicant states that this tree falls within an area slated for grading and the installation of the sewer line to serve one of the residential pods. ST-82 is a 32-inch tulip poplar in good condition; however, this species has poor construction tolerance. Removal of this tree is necessary to construct the sewer line and grade the area.

Staff find that requiring the applicant to retain the one additional specimen tree proposed for removal on the site by designing the development to avoid impacts to the critical root zone (CRZ) would cause the applicant an unwarranted hardship due to conditions peculiar to the subject property.

The subject property has a combination of existing development and natural features that inform the layout of the proposed development.

The properties are divided into two development areas, northern and southern, which are separated by an existing Potomac Electric Power Company (PEPCO) high tower power line easement. The subject property contains 100-year floodplain; mapped regulated environmental features (REF) including streams and wetlands; and mapped forest interior dwelling species (FIDS) habitat. The onsite stream, Burch Branch, flows into Piscataway Creek. These are both designated by the State as Tier II waterways, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. The removal of ST-82 is due to the expansion of the sewer line easement. Originally, the sewer line easement was planned for a width of 30 feet. Since the last review of this subdivision, WSSC requested an additional 15 feet for the proposed sewer easement to ensure adequate access for maintenance of the utility. Requiring the applicant to retain this one specimen tree on the site would further limit the required infrastructure (sewer line) impact for development to the extent that it would cause the applicant an unwarranted hardship to properly maintain the utility. Specimen tree ST-82 is located just outside of the PMA limits. The large amount of specimen trees (275) located throughout the entire property makes it challenging to develop the site without affecting a single specimen tree. Retaining this one specimen tree would make this proposed lot and sewer line construction and maintenance impossible.

The proposed use, for residential suburban development, is a significant and reasonable use for the subject site, and it cannot be accomplished without the infrastructure impacts requested with this variance. Development cannot occur on the portions of the site containing PMA, which limits the site area available for development.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

The applicant states that the property contains many environmental features, and complying with the additional requirement to preserve the existing specimen trees on site would deprive the applicant of rights commonly enjoyed by others to construct projects with necessary utilities. The SOJ states that limiting the developable area by protecting the root zones and specimen trees will deprive the applicant of the right to develop the Property in a similar fashion to other properties located within the Brandywine and surrounding areas.

Staff concur that enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their CRZ, would deprive the applicant of rights commonly enjoyed by others in similar areas. The applicant proposes to remove specimen tree ST-82 for the residential uses and associated infrastructure. This development proposes to preserve significant environmental features such as the on-site woodland and on-site wetlands, to the extent practicable. The site contains 275 specimen trees, and this application is requesting one additional specimen tree be removed. Specimen tree ST-82 is located outside to the PMA adjacent to a proposed sewer line limit of disturbance. The applicant is proposing 72.02 acres of their woodland conservation requirements on-site in preservation, and most of the remaining specimen trees are located within the area for preservation.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Not granting the variance would prevent the infrastructure project and the overall Saddle Ridge subdivision from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. The Saddle Ridge development previous SDP and PPS applications were approved with the removal of 76 specimen trees. This application requests the removal of one additional specimen tree and the retention of 5 of the previously approved specimen trees for removal. If other similar residential developments were mostly wooded with regulated environmental features and substantial amounts of specimen trees in similar conditions and locations, it would be given the same considerations during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

The applicant has taken no action leading to the conditions or circumstances that are the subject of the variance request. The removal of one additional specimen tree would be the result of its location within the proposed infrastructure limit of disturbance and preserving the woodland conservation requirement on-site to achieve optimal development for the residential subdivision with associated infrastructure.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

There are no existing conditions, existing land, or building uses on the site, or on neighboring properties that have any impact on the location or size of the specimen tree. This tree has grown to specimen tree size based on natural conditions and has not been impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality.

The removal of one specimen tree will not adversely affect water quality. Both SWM and sediment and erosion control requirements are to be met in conformance with State and local laws to ensure that the quality of water leaving the site meets the State's standards, which are set to ensure that no degradation occurs. The project will be subject to the requirements of the Prince George's County Soil Conservation District (PGSCD), and the approval of a stormwater concept plan by the DPIE. The plan proposes to use micro-bioretention ponds, and submerged gravel wetlands. The applicant is proposing to meet the woodland conservation requirement with on-site woodland preservation, reforestation, and off-site woodland credits.

Analysis of Specimen Tree Removal Variance
The applicant submitted a variance request to remove one specimen tree (ST-82) for infrastructure construction for the proposed Saddle Ridge residential subdivision, and staff support request.

EPS recommends the Planning Board approve the variance request for the removal of one additional specimen tree identified as ST-82.

Regulated Environmental Features
This application area contains floodplain and REF including steep slopes, wetlands, streams, and their associated buffers which comprise the primary management area (PMA).

Under Sections 27-527(b)(6) and 27-528(a)(5) of the Zoning Ordinance, the plan shall demonstrate the preservation and/or restoration of REF in a natural state to the fullest extent possible. Impacts to REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management (SWM) facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. The SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

Impacts to REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage and water lines, road crossings for required street connections, and outfalls for stormwater management (SWM) facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. The SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

The types of PMA impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to develop the site in conformance with County Code.

The previously approved SDP-2304 the Planning Board approved 20 PMA impacts (A, B, C, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and U) for stormwater control facilities and sanitary service connections with the infrastructure application. PPS 4-24013 approved three additional PMA impacts (D, V, and W) for trail and roadway tie-in grading for the subdivision application. These impact areas have been further engineered and WSSC has given additional comments which have caused 16 of the previous impact areas to either be increased, reduced and one eliminated. One new impact area has been added with this application for roadway tie-in grading. A statement of justification (SOJ) was received with the application dated May 2026. EPS staff recommend the revision of 16 (A, B, C, D, E, F, J, K, O, Q, R, T, V, W, X, and Y) previously approved impact areas (see chart below) and a new impact area (Impact Z).

Analysis of Impacts
Based on the statement of justification, the applicant is requesting 16 revisions to approved impacts and one new impact area as described below:

SDP-2025-0015 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS 4-24014 / SDP-2304 Approved (SF)	SDP-2025-0015 Requested PMA (SF)	Change from 4-24014 to SDP-2025-0015 (SF)	PMA Feature impacted by Change
A	SWM Outfall	1898	1,780	-118	Stream Buffer
B	SWM Outfall	1795	2,106	311	Stream Buffer
C	SWM Outfall	921	946	25	Stream Buffer
D	Trail	5906	5911	5	Stream Buffer
E	SWM Outfall	868	884	16	Stream Buffer, Floodplain
F	Sewer Line	98394	121554	23160	Stream Buffer, Floodplain
G	SWM Outfall	3165	3165	0	Stream Buffer
H **	SWM Outfall	28	0	-28	Stream Buffer
I	SWM Outfall	1051	1051	0	N/A
J	SWM Outfall	3963	4318	355	Wetland, Wetland Buffer, Floodplain
K	SWM Outfall	3053	3049	-4	Wetland, Wetland Buffer, Stream Buffer, Floodplain
L	SWM Outfall	1189	1189	0	N/A
M	SWM Outfall	4342	4342	0	N/A
N	SWM Outfall	2875	2875	0	N/A
O	Sewer Line	11842	15432	3590	Stream Buffer, Floodplain
P	SWM Outfall	689	689	0	N/A
Q	Sewer Line	13256	18306	5050	Stream Buffer, Floodplain
R	SWM Outfall	6913	6346	-567	Stream Buffer
S	SWM Outfall	2348	2348	0	N/A
T	Road Crossing	36980	36987	7	Stream Buffer
U	SWM Outfall	1547	1547	0	N/A

V	Trail	43551	44322	771	Stream Buffer, Floodplain
W	Grading	4482	4082	-400	Steep slopes
X	SWM Outfall	2561	2559	-2	Stream Buffer
Y	SWM Outfall	1775	1775	0	N/A
Z	Road Crossing	0	215	215	Steep Slopes
Total		255,392 5.86 acres	287,778 6.61 acres	33,505 0.76 acres	

**=Impact H has been eliminated

Analysis of Impacts - Revised impacts

Outfall Structures: 40,981 Square Feet Approved Impact Areas A, B, C, E, I, J, K, L, M, N, P, R, S, U, X and Y.
These outfall locations are scattered throughout the application area for the DPIE-approved 25 micro-bioretention ponds and 12 submerged gravel wetlands facilities. The stormwater management locations were chosen because of their location, and the stormwater will be best collected and then drain into REF in areas that will result in the least amount of erosion.

Proposed Revisions: new total 21,988 Square Feet for Outfall Structures A, B, C, E, J, K, R, and X . These structures have been moved to provide a more perpendicular alignment, to avoid a specimen tree and proposed sewer line and through further engineering. The individual impact areas increased or decreased due to the revised location reasons listed above, resulting in a net decrease of 18,933 square feet. Impact Areas G, I, L, M, N, P, S, U, and Y are to remain as previously approved.

Utility (Sewer)Connections: 123,492 Square Feet Approved Impact Areas part of F, O, and Q
The three requested sewer impacts are needed to connect the various on-site development areas to a main sewer system which is located off-site. Sewer lines are designed to be located where the natural topography will allow the contents to maintain a flow into a larger sewer main pipe which is either located on or off-site.

Proposed Revisions: new total 155,292 Square Feet for Impacts F, O, and Q – These impacts have been increased by 31,800 square feet because WSSC requested an increase of 15 feet to the easement area for future maintenance activities and potential future relief sewer alignments.

Trail Crossing: 49,457 Square Feet Impact Areas D and V
There are two trail crossing connections proposed with this application. These requested trail impacts are to improve an existing farm road stream culvert crossing into a pedestrian trail crossing and connect a proposed pedestrian trail from the proposed residential area to a future master plan trail. The trail impacts will connect two of the proposed on-site

development areas and continue with a proposed subdivision trail system.

Proposed Revisions: new total 50,243 Square Feet for Impacts D and Y - These two impact areas have been increased by 786 square feet based on requirements from Prince George's County Department of Parks and Recreation (DPR) and further engineering design changes.

Road Crossings: 36,980 Square Feet Approved Impact Area T
There is currently one existing stream crossing within the application area. This stream crossing is proposed to be used as a road crossing. No other stream crossings are proposed to the six stream systems on-site. The requested stream crossing location of Impact Area T was chosen due to the narrow width of the stream bed and minimal impacts of adjacent REF's. A stream crossing of this subject stream channel is needed to gain access to a large upland area. No other stream crossings are required for the proposed application.

Proposed Revisions: new total 36,987 Square Feet for Impact T – After reviewing the engineering and design, this road crossing was moved slightly to have an increase in seven square feet of PMA impact.

Road - Tie-In Grading: 4,482 Square Feet Approved Impact Area W and New Impact Z.
An interior road is located outside of the PMA, but due to the adjacent steep slopes, impacts are required to tie in proposed grades with existing contours. This impact is required to give the adequate slope grade off the proposed roadway to prevent soil failure.

Proposed Revisions: new total 4,082 Square Feet for Impact W – This impact area has been reduced due to further engineering design changes.

New Impact Z – This added impact is also required due to the adjacent steep slopes to tie in proposed grades with existing contours. Impact Z will disturb 215 square feet of PMA (steep slopes).

This application provides revisions to the proposed stormwater management structures, utility lines, trail connections, and adequate road tie-in grading for the Saddle Ridge residential subdivision. EPS staff recommend the approval of the revised Impacts A, B, C, D, E, F, J, K, O, Q, R, T, V, W, and X, as well as the new impact area Z, and elimination of Impact Area H, all resulting in a net increase of 0.76 acre of PMA disturbance over what was previously approved with PPS 4 24014. The applicant stated that approximately 0.55 acre of the total impacts are temporary and can be replanted.

Soils
In accordance with Section 24-131 of County Code, this application was reviewed for unsafe land restrictions. County Code states "The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes."

According to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Aquasco silt loam, Beltsville silt loam, Croom gravelly sandy loam, Croom-Marr complex, Grosstown-Woodstown-Beltsville complex, Hoghole-Grosstown complex, Lenni and Quindocqua soils, Leonardtown silt loam, Marr-Dodon complex, Potabac-Issue complex, Udorthents soils, and Westphalia and Dodon soils. Marlboro and Christiana clay are not found to occur on this property.

The site was previously mined for sand and gravel. Undocumented existing fill materials were encountered over majority of the southern portion of the site, where reclaiming activities took place, on which direct structural support is not suitable. The geotechnical report provided by the applicant for review with the SDP-2304 application, which provided recommendations such as lowering proposed grades, undercutting unsuitable subgrade, and replacing them with compacted fill, proof rolling, etc. to improve the uncontrolled fill areas for the structural support of the residential subdivision development. Settlement evaluation on loose or soft fills is required according to the report.

The review of the geotechnical report determined that SDP-2026-0015 has no soil or structural issues. This geotechnical mitigation work shall be further analyzed and approved by DPIE with the grading permit review.

Stormwater Management
An approved stormwater management (SWM) concept plan (Concept number 14756-2023-SDC) for the entire Saddle Ridge development was submitted with SDP-2304. This concept plan was revised with concept number (24297-2023-SDC /P54603-2024-SDC) and was submitted with applications 4-24013 and SPD-2025-0015. In accordance with Section 27-528(a)(3) of County Code, the plan demonstrates that there are no adverse effects for stormwater management on either the subject property or adjacent properties. DPIE issued the approval on May 8, 2024. The plan proposes to use 25 micro-bioretention ponds, and 12 submerged gravel wetlands. No fee is required for providing on-site attenuation and quality control measures.

This SDP-2025-0015 has requested revised impacts to the PMA for outfall revisions and sewer easement expansions. If DPIE reviews the revised impacts with this SDP application and determines that a new stormwater concept approval is required, this updated concept letter shall be provided before certification.

Erosion and Sediment Control
This site is within a Tier II catchment area, which are high-quality waters within the State of Maryland as designated by the Maryland Department of Environment (MDE) that are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with Prince George's Soil Conservation District (PGSCD) requirements. Redundant erosion and sediment control measures may be required on the Grading, Erosion, and Sediment Control Plan reviewed by PGSCD. This Tier II buffer is shown on the approved NRI and submitted TCP2. PGSCD will review the proposed buffer

impacts with the future Erosion and Sediment Control Plans.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The Environmental Planning Section recommends approval of SDP-2025-0015 and TCP2-2026.0032 subject to the following findings and conditions:

Recommended Findings:

1. The required findings of Section 25-119(d) of County Code have been adequately addressed for the removal of one additional specimen tree (ST-82) and that Specimen Trees ST-80, ST-81, ST-236, ST-247, and ST-249 are now able to be saved.

2. Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on Statement of Justification for Impacts to Regulated Environmental Features and associated exhibits from Rodgers dated May 2026. The applicant is requesting 16 (Impacts A, B, C, D, E, F, J, K, O, Q, R, T, V, W, X , and Y) revisions of approved PMA impacts and one new PMA impact (Impact Z). Staff recommend approval of the one new PMA impact and the revision of 16 previously approved PMA impacts, resulting in an overall increase of 0.76 acre of impacts for a total of 6.61 acres of PMA impacts.

Recommended Conditions:

1. Prior to certification of the specific design plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:

    a. Add to the Forest Conservation Act Reporting Information table to the note sheet with information filled out for each line item.

    b. Add the following note to the plan under the Specimen Tree table:

    "NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) with SDP-2025-0015 for the removal of one specimen tree (Section 25-122(b)(1)(G)): ST-82."

    c. Revise the notes under the Specimen Tree table to add the TCP2 number (TCP2-2026-0032).

    d. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

May 05, 2026

MEMORANDUM

TO: Tesheng Huang, Planner IV, Urban Design Section

FROM: Kirstin Jackson, Planning Technician III, Permit Review Section

SUBJECT: SDP-2025-0015 – **SDP-2025-0015 – Saddle Ridge**

1. Permit review complete no recommendations.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: May 11, 2026

TO: Te-Sheng Huang, Planner IV
Zoning Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief SE
Sonja Ewing
Jameka Smith, Assistant Division Chief
Dominic Quattrocchi, Planning Supervisor DQ
Dominic Quattrocchi
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

FROM: Ivy Thompson, Planner III IRT
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

SUBJECT: **SDP-2025-0015 Saddle Ridge**

The Department of Parks and Recreation (DPR) staff reviewed and evaluated this specific design plan (SDP) for conformance with the requirements as they pertain to public parks and recreational facilities.

PROPOSAL

The subject application is for the development of 450 single-family detached and 253 single-family attached dwellings and associated infrastructure.

BACKGROUND:

The property zoned Legacy Comprehensive Design (LCD consists of 289.36 acres of land located on the north side of Accokeek Road and the south side of Floral Park Road. As described in the Statement of Justification, "the irregularly shaped 289.36± Property is characterized by rolling terrain, with steeper slopes associated with the Burch Branch, which runs generally north-south through the western portion of the Property. The Burch Branch and its system of associated tributaries are a notable feature of the area. A PEPCO transmission line bisects the northern section of the Property."

Nearby park facilities include the undeveloped Floral Park Road Park located west of the subject site across Floral Park Road, Accokeek East Park located approximately 3.5 miles west of Saddle Ridge, and the Southern Area Aquatics and Recreation Complex (SAARC) approximately 3.8 miles to the east. At its eastern border on Accokeek Road, the Saddle Ridge development site is

also adjacent to a 67-acre undeveloped M-NCPPC-owned park property, known as Pleasant Springs Park.

REVIEW OF PREVIOUS CONDITIONS OF APPROVAL

Basic Plan Zoning Map Amendment A-10060 approved by the Prince George's County District Council effective October 19, 2022, rezoned approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

Conceptual Design Plan CDP-22001 was adopted by the Prince George's County Planning Board on November 9, 2023, PGCPB Res. No. 2023-108. Condition 7 and Condition 8, specific to DPR states:

7. At the time of the preliminary plan of subdivision. the applicant shall coordinate with the Prince George's County Department of Parks and Recreation on the exact acreage of the Burch Branch Stream Valley, the adjacent woodlands/forests, and Pod B to be conveyed to The Maryland-National Capital Park and Planning Commission, which may include Woodland and Wildlife Habitat Conservation Ordinance easements for on-site conservation.

Comment: This condition was met with PPS 4-24013.

8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan**.**

Comment: The timing of construction of the master-planned trails shall be determined with the submission of the RFA to the Department of Parks and Recreation.

And Consideration 2:

2. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, including areas that may be conveyed to The Maryland-National Capital Park and Planning Commission.

Comment: The entire woodland conservation requirement is being met onsite via the memorandum from M-NCPPC, Department of Parks and Recreation consenting to woodland conservation on land conveyed to M-NCPPC.

Specific Design Plan SDP-2304 was adopted by the Prince George's County Planning Board on June 13, 2024, PGCPB Res. No. 2024-057. The Prince George's County District Council approved the SDP on October 29, 2024.

Preliminary Plan of Subdivision 4-24013 Saddle Ridge was adopted by the Prince George's County Planning Board on July 31, 2025, PGCPB Res. No. 2025-060. Conditions 7 – 9 and Conditions 15- 19 are specific to DPR:

Condition 9 The applicant shall submit a copy of the letter to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

Comment: A memorandum from the Department of Parks and Recreation consenting to the placement of woodland conservation easements on land dedicated to M-NCPPC dated January 30, 2026, was included as part of the project record.

Condition 15 The applicant and the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing of construction of the master-planned trail shall be determined by Prince George's County Planning Department, with the approval of a specific design plan (SDP). A public use easement shall be provided over the trail, with the width of the easement determined at the time of SDP.

Comment: As a multi-phased development, the construction timing of the master planned trail shall be finalized by DPR staff with the review and recordation of the Public Recreation Facilities Agreement, which shall occur at Final Plat review. The Phasing Exhibit should be revised to include Phases 1a, 1b, and 2 with the trail linear feet. The public use easement shall encompass the entire width and length of the trail.

Condition 18 The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of recreational facilities to the Department of Parks and Recreation.

Comment: DPR staff highlights the following regarding the proposed trail network and its integration with surrounding parkland, environmental features, and transportation infrastructure. These issues should be addressed through revised plan submissions prior to certification and interagency coordination to ensure the trail system meets County connectivity goals, safety standards, and environmental requirements:

- Trail Alignment Burch Branch – Phase 4: Staff recommend evaluating alternative alignments along Burch Branch, including along the main entrance road from Accokeek Road or adjacent to existing M-NCPPC parkland near Phase 1A.

- System Connectivity and Regional Linkages: While internal neighborhood connections are generally supported, staff emphasize the need to anchor the trail system at existing and planned park properties at both termini (Accokeek Road and Floral Park Road). Coordination with DPR staff is needed to confirm the status and accessibility of these park parcels.

- North–South Trail Corridor Opportunity: The development presents an opportunity to establish a significant north–south trail corridor in the southern portion of the County. The design should support future connections to the regional Rose Creek Trail network and adjoining developments.

- Road Cross Sections and Safety Considerations: Additional detail is needed on roadway cross sections where trails are proposed. Staff request review of design elements affecting safety and user comfort, including separation from vehicular travel lanes, driveway conflicts, frontage conditions, and landscape buffers.

- Environmental Constraints and Regulated Areas: Staff require documentation of regulated environmental features and identification of areas to remain undisturbed to ensure trail placement avoids sensitive natural resources.

Prior to certification of this SDP, the applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master planned trail for approval by the Department of Parks and Recreation staff.

DPR staff reviewed this application and determined conformance. The stated conformance does not supersede any proposed alterations with future development application reviews of the subject property.

RECOMMENDATION:
DPR recommends approval of Specific Design Plan SDP-2025-0015 with the following conditions:

1. Prior to certification of this SDP, the applicant and the applicant's heirs, successors, and/or assignees shall:
    a. Revise the Trails Exhibit to relabel Phase 3 to Phase 2.
    b. Provide a revised Phasing Exhibit that includes Phases 1a, 2 and 4.
    c. Submit construction drawings of the master planned trail for approval by the Department of Parks and Recreation staff.

2. The applicant, his successors, and/or assigns shall construct the Master Planned Trails. The Master Planned Trails shall be designed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*.

3. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) for construction of the Master Planned Trail, for approval. The timing of construction of the Master Planned Trails shall be determined with the RFA. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and Folio of the RFA shall be noted on the final plat prior to plat recordation. The public RFA shall establish the timing for the construction of the offsite recreational facilities.

4. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement and Maintenance Agreement or Covenant for the Master Planned Trail, to the Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/Folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision.

cc: Len Pettiford

Signature: Sonja M. Ewing
Email: sonja.ewing@pgparks.com

Signature: Dominic Quattrocchi
Email: dominic.quattrocchi@pgparks.com

Signature: Jameka Smith
Email: jameka.smith@pgparks.com

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division

Aisha N. Braveboy
County Executive

DPIE
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
Dawit Abraham, P.E.
Director

MEMORANDUM

DATE: May 15, 2026

TO: David Myerholtz, Subdivision Review Section
Development Review Division, M-NCPPC

FROM: Reynaldo de Guzman, P.E., Associate Director *Reynaldo de Guzman*
Site/Road Plan Review Division, DPIE

Re: Saddle Creek
SDP-2025-0015

CR: Floral Park
Accokeek Road

This memorandum is in response to the Detailed Site Plan (SDP-2025-0015) referral for the construction of a residential community.

Saddle Ridge, located in the southernmost part of Prince George's County, is located south of Floral Park Road and north of Accokeek Road (MD 373) and the south side of Floral Park Road, approximately one mile west of Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection.

The area of the subject application, SDP-2025-0015, a 289.36-acre property, is to be rezoned from the prior R-E and R-R Zones to the prior R-S (Residential Suburban) Comprehensive Design Zone.

Background Information:

- **Floral Park Road** is a county-maintained road located south of the development. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T) Urban Commercial and Industrial Road Standards. This work shall be permitted before or concurrently with the issuance of a fine grading permit.
- **Accokeek Road** is a state roadway north of the subject development. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements per the MDOT SHA Road Standards.

Traffic Comments:

This SDP does not fully match the conditionally approved concept. Due to the changes made to this SDP, the concept must be revised to include all comments below.

- Per DPW&T Specs and Standards, the minimum horizontal centerline radius for the 50-55' wide ROW roads must be 300'. The current design has substandard horizontal centerline radii along many roads. The road alignment must be revised to provide a minimum horizontal centerline radius on all roads. Horizontal curve issues are present on these roads: Millstone Court, Whetstone Court, Morning Dew Drive, Granite Garden Court, Fallsbrook Road, Crystal Cascade Drive, Stony Run, Coldspring Lane, Tavertine Way, Sunstone Court, Outcrop Drive, and Bedrock Lane.
- The current design has a turning radius of 25' at all internal intersections. Per DPW&T Specs and Standards, the minimum turning radius for the 50-55' wide ROW roads must be 37'. The road alignment must be revised to provide a minimum standard turning radius at all intersections.
- The clubhouse parking access on Crystal Cascade Drive cannot be offset from Stonemason Drive. The parking access was shown in the approved concept as a singular access point, which was offset from Stonemason Drive. The access should be aligned with Stonemason Drive, and the concept must be revised to reflect this.
- In the permitting stage, the applicant shall provide frontage improvements along Floral Park Road as per its status as a Scenic and Historical Rural 2-Lane Collector Road (DPW&T STD. 100.14). This includes but is not limited to side paths, street trees, and LED streetlights.
- In the permitting stage, the applicant will be required to provide acceleration lanes along Floral Park Road at each access point.
- Prior to the permitting stage, the applicant will be required to dedicate 40' ROW from the centerline of Floral Park Road.
- Include typical sections for each road type.
- Provide intersection control analysis that determines all intersection control types (all-way stop or one-way stop) with supporting data to justify the type of control at each intersection within the subdivision.
- Provide mountable curb mini circle with 15-foot circulating travel lanes at the following intersections: Stonemason Drive and Crystal Cascade Drive, Stonemason Drive and Morning Dew Drive, Whetstone Court and Morning Dew Drive.
- Sight Distance Analysis is required for all internal subdivision roadway intersections. Sight distance analysis must be calculated using the design speed and the AASHTO Green Book 2018 7th edition.
- Accokeek Road (MD 373) is a state-managed roadway; we defer all comments on this road to MDOT SHA.

Geotechnical Comment:

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work, including building, is required. Soil borings are required to determine the vertical difference from the facility bottom to the seasonal high groundwater table**.**

Floodplain:

- FPS 200807governs, and a recorded floodplain easement is required.

Water and Sewer Comments:

- The 2018 Water and Sewer Plan designate Parcels 37, 66, 86, 110, 143, 157, & 236 in Water and Sewer Category 4, inside the Sewer Envelope, in the Growth Tier, and within Tier 2 under the Sustainable Growth Act – Planned for public sewer service; Parcels platted under Littleworth Plat A11- 0377: Parcel 44 in Water and Sewer Category 5 and Parcels 45 – 47 & 61 – 66 in Water and Sewer Category 4, inside the Sewer Envelope, in the Growth Tier, and within Tier 2 under the Sustainable Growth Act – Planned for public sewer service.
- Water and Sewer Category 4, obtained via the Legislative Amendment process, must be approved for Parcel 44 before approval of a preliminary plan of subdivision. Water and Sewer Category 3, obtained via the Administrative Amendment process, must be approved before the recordation of a final plat. Please contact the Water and Sewer Plan Coordinator, DPIE, at 301.883.5108 or 240.695.2992 for information and instructions on both procedures.
- Water lines in Floral Park Road and Accokeek Road abut the northern parcels and southern parcels, respectively. Sewer lines are near the northern parcels fronting Floral Park Road, located on Whitaker Park Drive, and a sewer manhole is in Floral Park Road. A sewer line near the southern parcels fronting on Accokeek Road is located within a subdivision on Sudley Avenue. Water and sewer line extensions or onsite systems may be required to service the proposed subdivision and must be approved by the Washington Suburban Sanitary Commission before the recordation of a final plat.

Storm Drain and Stormwater Management:

- SDP-2025-0015 exhibits major similarities consistent with the approved Site Development Concept Plan 24297-2023, which will expire on May 8, 2027. All conditions noted on the Site Development Concept Approval letter and all necessary waivers will need to be addressed at the time of permitting.
- DPIE has no objection to SDP-2025-0015.

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

a) Final site layout, exact impervious area locations are not shown on plans.
b) The exact acreage of impervious areas to be provided with DSP for Technical review.
c) Proposed grading to be shown on plans.
d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with the site development fine-grading permit submission.
e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
f) A detailed SDFG report will be required for technical review.
g) Applicant shall provide items (a-f) at the time of filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

cc: Rene Lord-Attivor, Chief, Engineering, DPIE
Mariwan B. Abdullah, P.E., Chief Engineer, S/RPRD, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE

Outlook

RE: DPIE's major issue memo for SDP-2025-0015 Saddle Ridge

From De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>
Date Tue 5/19/2026 1:48 PM
To Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Lord-Attivor, Rene <rlattivor@co.pg.md.us>; Abdullah, Mariwan <MAbdullah@co.pg.md.us>; Formukong, Nanji W. <nwformukong@co.pg.md.us>
Cc Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Charlie Howe <chowe@rodgers.com>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Berger, Mark <Mark.Berger@ppd.mncppc.org>; Patrick, Benjamin <Benjamin.Patrick@ppd.mncppc.org>; mtedesco <mtedesco@mhlawyers.com>

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thank you Jill. This is correct. These comments are to be addressed at the time of Site Development Fine Grading Permit. SDP does not need to be revised.

Reynaldo deGuzman, P.E. | Associate Director
Prince George's County Department of Permitting, Inspections and Enforcement
9400 Peppercorn Place | Suite 500 | Largo, MD 20774
Office 301-636-2060 | Cell Phone 240-508-9937, rsdeguzman@co.pg.md.us

From: Kosack, Jill <Jill.Kosack@ppd.mncppc.org>
Sent: Monday, May 18, 2026 10:54 AM
To: De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>; Lord-Attivor, Rene <rlattivor@co.pg.md.us>; Abdullah, Mariwan <MAbdullah@co.pg.md.us>; Formukong, Nanji W. <nwformukong@co.pg.md.us>
Cc: Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Charlie Howe <chowe@rodgers.com>; sherri.conner <sherri.conner@ppd.mncppc.org>; Berger, Mark <Mark.Berger@ppd.mncppc.org>; Patrick, Benjamin <Benjamin.Patrick@ppd.mncppc.org>; mtedesco <mtedesco@mhlawyers.com>
Subject: Re: DPIE's major issue memo for SDP-2025-0015 Saddle Ridge
Importance: High

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Aisha N. Braveboy
County Executive

PRINCE GEORGE'S COUNTY
HEALTH
DEPARTMENT

Date: April 29, 2026

To: Te-sheng (Emery) Huang, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: SDP-2025-0015, Saddle Ridge
Tax map: 144
Grid: C4

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the specific design plan submission for Saddle Ridge located at 6500 Accokeek Road in Brandywine and has the following comments / recommendations:

1. Health Department permit records indicate there are no existing carry out/convenience store or grocery food facilities within a ½ mile radius of this location. ***The nearest carryout/convenience store is within approx. 1.5 miles and there are three grocery stores within approx. 5 to 6 miles from the site.*** Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes.

2. The plan proposes improved continuous sidewalks for pedestrian access and a cycle track which should promote physical activity resulting in improved health outcomes.

3. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

4. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Headquarters Building
1701 McCormick Drive, Suite 200, Largo, MD 20774
Office 301-883-7834, *Fax* 301-883-7896, *TTY/STS* Dial 711
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THE PRINCE GEORGE'S COUNTY GOVERNMENT
Office of the Clerk of the Council
301-952-3600

October 19, 2022

RE: A-10060 Saddle Ridge
D.R. Horton, Inc./ Saddle Ridge, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 9 - 2022 setting forth the action taken by the District Council in this case on October 17, 2022.

CERTIFICATE OF SERVICE

This is to certify that on October 19, 2022 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: A-10060
Saddle Ridge

Applicant: D.R. Horton, Inc./Saddle Ridge

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 9–2022

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 10060 ("A-10060 or Application") is a request to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone. The subject property is located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5)/Brandywine Road/Accokeek Road intersection; and

WHEREAS, the application was advertised and the property was posted prior to public hearings, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Planning Department's Technical Staff; and

WHEREAS, on June 3, 2021, Technical Staff recommended that the Application be approved without conditions; and

WHEREAS, on July 8, 2021, the Planning Board made the same recommendation and on July 29, 2021, adopted Resolution PGCPB No. 2021-92; and

WHEREAS, on October 27, 2021, the Zoning Hearing Examiner ("Examiner") held an evidentiary hearing on the application; and

WHEREAS, Mr. Mark Calhoun resides near the subject property and appeared in order to learn more about the Application and he was listed in opposition to this request; and

WHEREAS, shortly after the close of the hearing the Application was tolled pending final District Council action on the Countywide Map Amendment ("CMA"); and

WHEREAS, on November 29, 2021, the District Council adopted CR-136-2021, thereby approving the CMA, with an effective date of April 1, 2022; and

WHEREAS, on December 20, 2021, pursuant to Section 27-1905(c)(2) of the prior Zoning Ordinance (2019 Edition), Applicant submitted a written request that the consideration of its Application proceed as amended to request a rezoning to the Legacy Comprehensive Design ("LCD") Zone, and revised its Basic Plan accordingly; and

WHEREAS, on January 20, 2022, the Technical Staff submitted a memorandum noting that its recommendation of approval would not change if the property were rezoned to the LCD Zone, and the record was closed at that time; and

WHEREAS, on May 3, 2022, the Examiner recommended that the application request to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) Zone, be approved; and

WHEREAS, on June 2, 2022, Mr. Mark Calhoun ("Opponent" or "Opposition") filed an appeal in opposition of the Zoning Hearing Examiner's Decision; and

WHEREAS, on September 9, 2022, Applicant filed a response to the June 2, 2022 Exceptions and Request for Oral Argument filed by Opponent; and

WHEREAS, a hearing was held before the District Council on September 19, 2022; and

WHEREAS, having carefully considered the issues raised by the opposition at oral argument on September 19, 2022, the District Council adopts, and incorporates by reference, the Examiner's

findings and conclusions on each issue raised by the opposition, except as otherwise indicated herein; and

WHEREAS, the District Council makes the following additional findings and conclusions:

I. A-10060 does not include any land owned by Opponent and does not reduce the size of Opponent's land.

Opponent asserts that A-10060 seeks to "take some of [his] property as [its] own." Specifically, Opponent contends that his property is 1.99 acres, and that in some way A-10060 now reduces Opponent's property to 1.60 acres. Opponent asked the District Council to "resolve this issue." Although Opponent raises no issue regarding the required findings that the District Council must make in approving the application, in response to the sole issue raised, the District Council finds that this issue is moot since the size of Opponent's property is not reduced by the application.

The District Council finds that Opponent's property is and remains 1.99 acres, as alleged, and A-10060 has no impact, whatsoever, on the total acreage of Opponent's property. In response to the issue raised, and to resolve the same, the District Council takes note that on June 7, 2022, five (5) days after Opposition filed his exceptions, Applicant's counsel responded to Opponent to affirmatively advise that the limits of Opponent's property are not changing with A-10060. (Applicant's Apx. A).[1] Further, Rodgers Consulting, the civil engineer of record for A-10060, conducted an ALTA survey of the subject property where existing monuments of all four corners of Opposition's property (6401 Floral Park Road; Parcel 141) were field located. (*See* Ex. 15). To memorialize the same, Applicant provided Opponent with a copy of the survey of his property, which memorialized that Opponent's property totaled 1.99 acres, as alleged by Opponent.

[1] In addition to the June 7, 2022, correspondence, Applicant followed up with Opponent on June 22, 2022, July 24, 2022 (Applicant's Apx. D), July 18, 2022, and July 21, 2022 regarding the acreage issue. (*See* Applicant's Apx. A).

(Applicant's Apx. B). Based on the located corners for the subject property, the acreage of Opponent's property is and will remain 1.99 acres notwithstanding the proposed rezoning of the subject property. Thus, the sole issue raised by Opponent is moot.

> A. A-10060 seeks to rezone approximately 289.36 acres, which excludes lands owned by Opponent.

During the Examiner's hearing on October 27, 2021, Opponent cross-examined Applicant's expert land planner, Mr. Joe Del Balzo, and questioned whether A-10060 will "change" Opponent's property "or would this [(i.e., A-10060)] just be for the 289 acres that you guys [i.e., Applicant] have?" Below is an excerpt of that exchange:

> MR. CALHOUN:Because whether my property will be specifically changed or my zoning practice, or would this just be for the 289 acres that you guys have?
>
> MR. DEL BALZO: So no, your property would not be rezoned through this. It would just be for the 289 acres. And all of the development activity would be on that property, not on yours.

(Tr. at p. 93, Lines 12 – 18). Further, Mr. Del Balzo testified that, "[n]o [Opponent's] property is not part of the rezoning application and would not be rezoned." (*Id*. at p. 94, Lines 2 – 4). Opposition concluded by indicating that "if anything else comes up, I will try to contact with these people or make my request. But right now, there's nothing else." (*Id*. at Lines 23-25).

Again, the District Council finds that the issue raised by Opponent is moot – the size of Opponent's property is, and will remain, 1.99 acres notwithstanding the approval of A-10060. Moreover, and more importantly, Opponent raised no issues regarding the Examiner's findings or legal conclusions that the application failed to satisfy the legal requirement for approval.

Further, the Examiner's decision indicated approval of the R-S Zone and not the LCD Zone. On this issue, the District Council adopts, and incorporates by reference, the People's Zoning Counsel's analysis regarding the application and approval of the LCD Zone. In opining that the

LCD Zone may not be imposed, the Examiner relies on Sections 27-3601(b)(2) and 27-4205(a); however, those sections of the new Zoning Ordinance are not applicable to A-10060. That is, Section 27-3601 deals with a zoning map amendment ("ZMA") filed pursuant to the new Zoning Ordinance, and not the prior Zoning Ordinance. A-10060 is not a ZMA filed pursuant to Section 27-3601; instead, it is a ZMA filed pursuant to Section 27-195 of the prior Zoning Ordinance.

A-10060 was accepted for review on April 7, 2021, a year prior to the effectuation of the new Zoning Ordinance. The publication of the Technical Staff Report (June 3, 2021); the Planning Board hearing (July 8, 2021); the adoption of the Planning Board's resolution (July 29, 2021); and the Examiner's hearing (October 27, 2021) not only all occurred prior to the adoption of the CMA (November 29, 2021), but also occurred prior to the effectuation of the new Zoning Ordinance (April 1, 2022). Moreover, Section 27-1703(a) specifically provides:

> Any development application, including a permit application or an application for zoning classification, that is filed and accepted prior to the effective date of this Ordinance may be reviewed and decided in accordance with the Zoning Ordinance and Subdivision Regulations in existence at the time of the acceptance of said application. An application for zoning classification decided after the effective date of this Ordinance must result in a zone set forth within this Ordinance.

Thus, the District Council agrees with the People's Zoning Counsel, Technical Staff, and Applicant that A-10060 must be reviewed and decided in accordance with Section 27-195 of the prior Zoning Ordinance (which it is). Further, since the decision of A-10060 is now occurring after April 1, 2022 (the effective date of the new Zoning Ordinance), it must result in a zone set forth within the new Zoning Ordinance pursuant to Section 27-1703(a). Based on this and given the inapplicability of Section 27-3601 (of the new Zoning Ordinance), the Examiner's conclusion that that section prohibits the ability to impose the LCD Zone for this ZMA application is incorrect.

The Transitional Provisions of Section 27-1703(a) contained in the new Zoning Ordinance contemplated this very scenario and made accommodations for the same when it unambiguously provided that a pending ZMA may continue to be reviewed and approved under the prior Zoning Ordinance (in this case Section 27-195), but that the decision to approve the pending ZMA after the effectuation date of the new Zoning Ordinance (April 1, 2022) must result in a zone set forth in the new Zoning Ordinance.

With the endorsement of the CMA by the Planning Board on October 28, 2021, and the adoption of the CMA by the District Council on November 29, 2021, Applicant, in conformance with Part 19 of the prior Zoning Ordinance, was required to elect to move forward with A-10060 and elect a new replacement zone based on the new Zoning Ordinance, which it did on December 20, 2021. (Ex. 46, with attachments). This not only ensured compliance with Section 27-1905(c)(2) of the prior Zoning Ordinance (which was still applicable until April 1, 2022), but also ensured future conformance with Section 27-1703(a) (which is now applicable).

On January 20, 2022, James Hunt, Planning Division Chief of the Development Review Division, of M-NCPPC, confirmed, in response to Applicant's December 20, 2021 letter (Ex. 46) and at the request of the Examiner (Ex. 47), that "Technical Staff finds that a new technical staff report is unnecessary as the requested [replacement] from the originally requested R-S Zone to the new LCD Zone has no impact on staff's recommendation in any manner." (Ex. 49).

Consequently, the Examiner's decision to approve the R-S Zone, as the required findings of Section 27-195 have been satisfied and are supported by substantial evidence, results in the affirmative ability for the District Council to approve A-10060 and, pursuant to Section 27-1703(a), impose the LCD Zone as the appropriate replacement zone for the R-S Zone; and

WHEREAS, the Applicant's request to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the LCD (Legacy Comprehensive Design) Zone is hereby APPROVED subject to the following Development Data and all other information shown on the Basic Plan submitted.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the LCD (Legacy Comprehensive Design) Zone, located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5)/Brandywine Road/Accokeek Road intersection.

SECTION 2. The request to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the LCD (Legacy Comprehensive Design) Zone, is hereby APPROVED, subject to the following Development Data and all other information shown on the Basic Plan submitted (Ex. 48):

Development Data Table

Gross Tract Area	289.36ac.
Mattawoman Floodplain	32.75.ac.
½ Floodplain	16.38ac.
Net Tract Area*	272.98ac.
*Net Tract Area- Gross Tract Area-1/2 Floodplain	
Base Density	272.98ac@2.7 DU/ac. 737 Units
Max. Density	272.98@3.5 DU/ac. 955 units

Parcel Identification Table

Tax Map	Grid	Parcel	Parcel ID	Street Address (Brandywine, MD 20613)	Liber	Folio
144	C2	110	11-1182534	6301 Floral Park Road	35214	42
144	C2	143*	11-1140235	6315 Floral Park Road	35214	42
144	C2	37*	11-1174572	6405 Floral Park Road	35214	42
144	C2	66	11-1189125	6411 Floral Park Road	35214	42
144	C4	157	11-1161199	6600 Accokeek Road	35214	42
144	C4	86	11-1189190	6500 Accokeek Road	35214	42
144	C4	188	11-1189182	6306 Accokeek Road	35214	42
144	B3	236*	11-5528410	South Hill Road	34550	522

*Parcels have been added since previous application.

This application includes the following Lots in the "Littleworth" Subdivision (Plat Book SDH 3 Plat No. 86):

Note: There are no block designations for the Littleworth Subdivision.

Tax Map	Grid	"Littleworth" Lots	Parcel ID	Street Address (Brandywine, MD 20613)	Liber	Folio
144	D3	p/o Lots 45, 46 & 47	11-1189091	6920 Accokeek Road	35214	42
144	D3	p/o Lots 45, 46 & 47	11-1137017	6910 Accokeek Road	35214	42
144	D4	Lot 61 & p/o Lots 62-66	11-1137025	6940 Accokeek Road	35214	42
144	D4	p/o Lots 62-66	11-1189109	6900 Accokeek Road	35214	42
144	D2	p/o Lot 44	11-1189141	6980 Accokeek Road	35214	42
144	D2	p/o Lots 43 & 44	11-1189323	13535 Brandywine Road	35214	42

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 17th day of October, 2022, by the following vote:

In Favor: Council Members Franklin, Harrison, Hawkins, Medlock, Streeter, Turner and Taveras.

Opposed: Council Members Burroughs, Dernoga and Ivey.

Abstained: Council Member Glaros.

Absent:

Vote: 7-3-1.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: _____
Calvin S. Hawkins, II, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

RECEIVED
November 14, 2023
CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY, MD

November 14, 2023

D.R. Horton, Inc.
181 Harry S. Truman Parkway, Suite 250
Annapolis, MD 21401

Re: Notification of Planning Board Action on
Comprehensive Design Plan CDP-22001
Saddle Ridge

Dear Applicant:

This is to advise you that, on **November 9, 2023,** the above-referenced Comprehensive Design Plan was acted upon by the Prince George's County Planning Board, pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-523 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of this final notice **(November 14, 2023)** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or

2. Within the 30 days (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Very truly yours,
James R. Hunt, Chief
Development Review Division

By: Dominique Lockhart
Reviewer

Attachment: PGCPB Resolution No. **2023-108**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2023-108 File No. CDP-22001

RESOLUTION

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, the applicant, D.R. Horton, Inc., submitted an application for approval of a comprehensive design plan; and

WHEREAS, pursuant to Section 27-1704(h) of the Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the prior Zoning Ordinance; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on October 19, 2023, regarding Comprehensive Design Plan CDP-22001 for Saddle Ridge, the Planning Board finds:

1. **Request:** This comprehensive design plan (CDP) approves development of up to 621 single-family detached and up to 333 single-family attached units, for a total of 954 dwelling units.

2. **Development Data Summary:**

Zone(s)	LCD (Prior R-S)
Gross tract area	289.36 acres
100-year floodplain	33.24 acres
Net Comprehensive Design Zone (CDZ) Area*	272.74 acres
Density permitted	2.7 to 3.5 du/ac
Base density of the prior R-S-zoned property (2.7 du/ac x 289.36 acres less 50% of the floodplain) in terms of number of dwelling units**	736
Maximum density (3.5 du/ac x 289.36 acres less 50% of the floodplain) in terms of number of dwelling units**	954
Approved maximum density 3.5 du/ac x 289.36 acres (less 50% of the floodplain) in terms of dwelling units	954

Notes: *Per Section 27-486(a) of the prior Prince George's County Zoning Ordinance, residential density determinations in the Residential Suburban Development (R-S) Zone shall be based on an average number of dwelling units per gross acre, minus 50 percent of the density attributed to any land located within a 100-year floodplain.

**At the time of the basic plan, the area of the floodplain was 32.75 acres. The net tract area at the time was 272.98 acres (289.36 -16.37 = 272.98). The result was a base density of 737 units and a maximum density of 955 units. The approved site plan shows a slight increase in the floodplain area to 33.24 acres. The net tract area at this time is 272.74 acres (289.36-16.62 = 272.74). This results in a base density of 736 units and a maximum density permitted of 954 units.

3. **Location:** The subject 289.36-acre property is located on the north side of MD 373 (Accokeek Road), approximately 2,500 feet east of its intersection with McKendree Road, in the southern portion of Prince George's County.

4. **Surroundings:** The subject site is bounded to the north by Floral Park Road, with single-family dwellings in the Residential, Rural (RR) Zone beyond; to the east by undeveloped land in the Residential Estate (RE) Zone; to the south by MD 373, with single-family dwellings in the RR Zone beyond; and to the west by single-family dwellings in the RE Zone. The property is also divided into two development areas, the northern and southern development areas, which are separated by an existing Potomac Electric Power Company (PEPCO) high tower power line easement.

5. **Previous Approvals:** Portions of the property have been used for surface mining operations permitted by special exception and listed below. The property has been cleared of the mining operation and the majority of the site remains wooded. The following applications were previously approved for the subject property:

   In 1966, the Prince George's County District Council approved Special Exception SE-1299, which approved a sand and gravel mine on a larger tract of land that included the subject property.

   In 1967, the District Council approved SE-1589, SE-1590, and SE-1593, which were requested by the Washington Gas Light Company for three separate parcel areas for gas storage field operations. No conditions were required for these special exceptions. Further information can be found in Zoning Resolution Nos. 444-1967, 445-1967, and 450-1967.

   In 1976 and 1992, the District Council approved SE-2903 and SE-4043. The applications were requested by Lone Star Industries for several parcels for sand and gravel mining operations. No conditions were required for these special exceptions.

   In the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA), the subject property was retained in the Residential-Estate (R-E) and Rural Residential (R-R) Zones.

The subject property was the subject of Zoning Map Amendment (Basic Plan) A-10060, which was recommended for approval by the Prince George's County Planning Board pursuant to PGCPB Resolution No. 2021-92, adopted on July 29, 2021. The basic plan associated with A-10060 requested that the property be rezoned from the prior R-R and R-E Zones to the prior R-S Zone. The evidential hearing was held before the Zoning Hearing Examiner (ZHE) on October 27, 2021, and the record was closed. On October 28, 2021, the Planning Board endorsed the Countywide Sectional Map Amendment (CMA). As a result, and pursuant to Section 27-1905(c)(1) of the prior Zoning Ordinance, on November 8, 2021, the ZHE issued a notice advising that A-10060 was postponed until such time that the District Council takes final action on the CMA. On November 29, 2021, the Prince George's County Council adopted Prince George's County Council Resolution CR-136-2021; thereby approving the CMA, with an effective date of April 1, 2022.

Consequently, on December 20, 2021, pursuant to Section 27-1905(c)(2) of the prior Zoning Ordinance, the applicant and owner sent timely notice to ZHE of their intention to proceed with A-10060. The Maryland-National Capital Park and Planning Commission (M-NCPPC) confirmed that A-10060 would proceed pursuant to the transitional provisions provided in Section 27-1703(a) of the Zoning Ordinance, which allowed the zoning request to be reviewed and decided under the current Zoning Ordinance.

The CMA took effect on April 1, 2022, and on September 19, 2022, the District Council adopted a motion for preparation of an order of approval, to rezone the property to the Legacy Comprehensive Design (LCD) Zone since A-10060 was allowed to proceed after the effectuation of the CMA, but was required to result in a zone set forth in the new Zoning Ordinance. The District Council's Order of Approval (Zoning Ordinance No. 9-2022) was enacted on October 17, 2022. Subsequently, ZHE certified the basic plan on November 22, 2022. Pursuant to Section 27-4205(c)(3) of the Zoning Ordinance, the requirements of the prior R-S Zone now apply.

The density range permitted with the basic plan was 737 to 955 dwelling units. This calculation was determined by Section 27-486(a). Residential density determinations, in the prior R-S Zone, shall be based on an average number of dwelling units per gross acre, minus 50 percent of the density attributed to any land located within a 100-year floodplain. The gross acreage is 289.36 acres and the area of 100-year floodplain was 32.75 acres, 50 percent of which is 16.38 acres. Therefore, the net comprehensive design zone area is 272.98 acres. The R-S Zone permits a base density of 2.7 dwelling units per acre, and a maximum density of 3.5 dwelling units per acre.

The area of the floodplain, at the time of the basic plan, was 32.75 acres. The current site plan shows a slight increase in the floodplain area to 33.24 acres. The net tract area at this time is 272.74 acres (289.36-16.62 = 272.74). This results in a base density of 736 units and a maximum density permitted of 954 units.

6. **Design Features:** The subject CDP fronts along Floral Park Road to its north and MD 373 to its south. Five distinct pods of development have been approved. Pod A, located north of the PEPCO transmission line, was approved to be developed with single-family dwelling units (duplexes), recreation amenities, trail connections, and two vehicular access points to Floral Park Road. Pod B was approved to remain undeveloped, in accordance with the approved Basic Plan (A-10060), to reduce the number of stream crossings and to preserve the existing environmental features to a greater extent. Pod C was approved to be developed with single-family detached and attached dwelling units, recreation amenities, and trail connections. Pod C will feature the primary recreational features of the southern Pods (C, D, and E). Pod D was approved to be developed with single-family detached dwellings with access from MD 373. Pod E is a separate pod that has its own direct access from MD 373, located west of the Burch Branch Stream, and linked to the community by a pedestrian trail connection. Single-family detached dwellings are approved for this area, as it is adjacent to an existing residential neighborhood of the same character.

   All pods are stated to include various open spaces and several sites for passive and active recreation areas, which will be determined and evaluated, at the time of specific design plan (SDP). The potential recreation amenities may include a community clubhouse, dog park, fitness areas, walking trails, gardens, and various seating areas to promote gatherings.

   The phasing plan consists of five phases of development. In each stage, a specific number of residential units and types have been identified, along with amenities and recreational facilities. The phasing plan and the recreation facilities are preliminary in nature and will be fine-tuned with the progression of the development.

   Development Standards
   This CDP also includes development guidelines governing the development of this project, including bulk standards for the single-family detached and attached units. Modifications to the standards can be granted by the Planning Board and/or the District Council, on a case-by-case basis, with the approval of an SDP.

   Single-Family Detached Units

Minimum Net Lot Area	4,000 square feet
Minimum Front Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Side Yard Setback (one side/combined)	5 feet/10 feet
Minimum Lot Width at Front Street Line	40 feet
Minimum Lot Width at Front BRL	40 feet
Minimum Frontage on Cul-De-Sac	30 feet
Maximum Height	40 feet
Maximum Building Coverage	40%

Single-Family Attached (Townhouse) Units

Minimum Net Lot Area	1,800 square feet
Minimum Front Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Side Yard Setback (one side/combined)	0 feet
Minimum Lot Width at Front Street Line	20 feet
Minimum Lot Width at Front BRL	20 feet
Minimum Frontage on Cul-De-Sac	20 feet
Minimum Space between End Buildings	10 feet
Maximum Height	40 feet
Maximum Building Coverage	65%

Single-Family Attached (Duplex) Units

Minimum Net Lot Area	1,800 square feet
Minimum Front Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Side Yard Setback (one side/combined)	0 feet
Minimum Lot Width at Front Street Line	24 feet
Minimum Lot Width at Front BRL	24 feet
Minimum Frontage on Cul-De-Sac	24 feet
Minimum Space between End Buildings	10 feet
Maximum Height	40 feet
Maximum Building Coverage	50%

Other Design Standards
A minimum of 60 percent of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. There shall also be no more than six townhouses per building group in any comprehensive design zone, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six dwelling units (but not more than eight dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than 6 dwelling units exceed 20 percent of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of 24 feet in width. In no event shall there be more than nine dwelling units in a

building group. Highly visible end units for dwellings will provide additional design and finish treatments and shall be determined, at the time of SDP approval.

The approved development standards that will govern this development are generally acceptable because they are consistent with the master plan's recommendations for this property. Specifically, the Subregion 5 Master Plan and SMA envisions lower density single-family neighborhoods with an emphasis on protection and preservation of environmentally sensitive areas.

Green Building Techniques
A development project of this large scale, with multiple phases, has numerous opportunities to apply green building and sustainable site development techniques to achieve green building certification and environmental excellency. The applicant should apply those techniques, as practical, at the time of SDP. A condition has been included herein, requiring the applicant to provide green building techniques at the site, with the submittal of the SDP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-10060:** The District Council approved Basic Plan A-10060 on October 17, 2022, for development of up to 955 single-family detached and attached dwelling units, in the prior R-S Zone, with no conditions. The subject CDP approves a maximum of 954 dwelling units, due to the increase in the floodplain area.

8. **Prince George's County Zoning Ordinance:** This application has been reviewed for conformance with the requirements of the prior Zoning Ordinance, governing development in the R-S Zone, as follows:

   a. **Uses**—The R-S Zone, which is one of nine comprehensive design zones, is envisioned as a moderate-density suburban residential zone, that will provide flexibility and imaginative utilization of the land, to achieve a balanced and high-quality residential development that cannot be achieved through conventional zoning designation. The general principle for land uses in this zone is that uses should be either residential in nature, or necessary to serve the dominant residential uses. In accordance with Section 27-515(b) of the prior Zoning Ordinance, the approved residential uses consisting of both single-family detached and attached dwelling units are permitted in the R-S Zone, pursuant to the approved basic plan.

   The following section discusses the purposes of the R-S Zone.

Section 27-511. – Purposes.

(a) The purposes of the R-S Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors;

(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change; and

(C) Applicable regulations are satisfied for uses authorized pursuant to Section 27-515(b) of this Code.

The development of the site as an R-S-zoned property allows a density of 2.7 to 3.5 dwelling units per acre. Public benefit features are approved, in order to achieve density above 2.7 dwelling units per acre. As stated above, the location of the zone is in conformance with the standards of the Subregion 5 Master Plan and SMA and the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). Section 27-515(b) permits residential dwellings in the R-S Zone. The approved CDP meets the requirements of this purpose.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, or Section Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;

The approved CDP meets this purpose, as this property was rezoned to the R-S Zone and conforms with the approved amended basic plan and the Subregion 5 Master Plan and SMA.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

The area immediately surrounding the subject site is composed of undeveloped land and single-family detached residences. The application

includes a conceptual layout for both single-family attached and detached dwellings. The townhouses and duplexes in the conceptual layout are shown either interior to the development, or near the periphery of the property where they are separated from adjoining uses by PEPCO transmission lines and/or natural features. Public facilities are present and will be further tested, at the time of preliminary plan of subdivision (PPS). Private recreational facilities are also shown throughout the development.

The development is situated in the larger Brandywine community, where further residential development will help to stimulate the commercial businesses in the area. To support the residential-low land use suggested by the Subregion 5 Master Plan and SMA, but also allow the flexibility allowed by comprehensive design zones, a varied housing stock is appropriate. This will ensure a more integrated layout, with both single-family detached and attached dwelling units of varying lot sizes, which will provide for a varied ownership interest that will support an integrated development. The conceptual layout exhibits compatibility with existing and surrounding land uses and is found to promote the health, safety, and welfare of the present and future inhabitants of the regional district.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

The CDP meets this purpose of the R-S Zone, as the project incorporates public benefit features into the development and receives density bonuses in return. The public benefit features requested and supported include approximately 36 acres of open space recreational facilities and a pedestrian trail system. The requested public benefit features are discussed in more detail below, in subsection (b).

(5) Encourage and stimulate balanced land development;

The development of the site is purely residential in nature, which will help to stimulate the economic activity of the Brandywine community. The approved development will offer a set of housing types and lot sizes that are unique to the surrounding zones, thereby encouraging varied yet balanced land development. The approved housing types include single-family detached dwellings, townhouses, and duplexes.

(6) Improve the overall quality and variety of residential environments in the Regional District; and

According to the Subregion 5 Master Plan and SMA, the subject property is intended for larger lot sizes and less density. Development of the property will improve the overall quality and variety of surrounding residential environments by allowing density and lot sizes that will help to preserve natural features on-site, such as the Burch Branch Stream, and wooded and open space areas. The approved CDP will address flood mitigation and preservation of natural assets such as tree canopy, riparian buffers, and wetlands through various site design features. The existing environmental features of the site are shown to be protected, to the greatest extent possible, and be visually integrated into the residential spaces as part of the community and surrounding neighborhoods.

(7) Allow qualifying properties in the R-S Zone to develop with uses in the E-I-A Zone pursuant to Section 27-515(b) of this Code.

All approved uses are permitted in the R-S Zone. The development is not associated with uses pertinent to the Employment and Institutional Area (E-I-A) Zone. Therefore, this purpose does not apply.

b. **Density Increments—**The subject site is in the LCD Zone and previously in the R-S Zone, which has specific density requirements and factors that can be utilized to increase density, subject to development caps established in the basic plan. In the R-S Zone, in accordance with Section 27-513 of the prior Zoning Ordinance, the base density is 2.7 dwelling units per acre and the maximum density is 3.5 dwelling units per acre. The approved 954 dwelling units are at a density of 3.5 dwelling units per acre, which is above the base density, but still within the maximum allowed density.

To achieve a density that is above the base density, the applicant has included public benefit features and density increment factors. Per Section 27-486(d) of the prior Zoning Ordinance, "Increments shall not be allowed for any improvement which is required to be made by the developer (by other laws or regulations)." All requested public benefit features have been evaluated according to this regulation. The applicant has included public benefit features and density increment factors, as stipulated in Section 27-513(b) of the prior Zoning Ordinance, as follows:

(b) Public Benefit Features and Density Increment Factors.

(1) For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of 1 acre), an increment factor may be granted, not to exceed 25% in dwelling units. (This open space land should include any irreplaceable natural features, historic buildings, or natural drainage swales located on the property.)

The applicant requested a density increment using this factor, with this CDP. The maximum amount that can be requested is a 25 percent

increase in dwelling units. The applicant will provide 26 acres of permanent open space. This open space qualifies the applicant for an increment factor of up to 25 percent in dwelling units. Thus, a total of 184 additional dwelling units can be achieved by utilizing this density increment factor.

The applicant provided an exhibit showing the location and area of the open space used for this density increment. The Planning Board supports this density increment factor as requested, with an increase of 25 percent in dwelling units.

(2) For enhancing existing physical features (such as break-front treatment of waterways, sodding of slopes susceptible to erosion action, thinning and grubbing of growth, and the like), an increment factor may be granted, not to exceed 2.5% in dwelling units.

The applicant did not request a density increment using this factor.

(3) For a pedestrian system separated from vehicular rights-of-way, an increment factor may be granted, not to exceed 5% in dwelling units.

The applicant requested a density increment using this factor, with this CDP. The maximum amount that can be requested is a five percent increase in dwelling units. The applicant will construct approximately 5,040 linear feet of trails throughout the community, in excess of the approximately 3,550 linear feet of the master-planned Burch Branch Trail. A total of 36 dwelling units can be achieved by using this density increment factor.

(4) For recreational development of open space (including minimum improvements of heavy grading, seeding, mulching, utilities, off-street parking, walkways, landscaping, and playground equipment), an increment factor may be granted, not to exceed 10% in dwelling units.

The applicant did not request a density increment using this factor.

(5) For public facilities (except streets and open space areas) an increment may be granted, not to exceed 30 percent in dwelling units.

The applicant did not request a density increment using this factor.

(6) For creating activity centers with space provided for quasi-public services (such as churches, day care center for children, community meeting rooms, and the like), a density increment factor may be granted, not to exceed 10 percent in dwelling units.

The applicant did not request a density increment using this factor.

(7) For incorporating solar access or active/passive solar energy in design, an increment factor may be granted, not to exceed 5 percent in dwelling units.

The applicant did not request a density increment using this factor.

In summary, the applicant has conceptually provided density increments based on Criterions (1) and (3), as noted above. The Planning Board approved both requested density increments, which results in a potential total of 220 additional dwelling units. When added to the base density of 736 units, the resulting 956 dwelling units would exceed the maximum 954 dwelling units allowed. Therefore, the subject application approves a maximum of 954 dwelling units, or 218 dwelling units above the base density.

Factor Number	Density Increment (%)	Density Increment (# of units)
1	25	184
3	5	36
Total		**220**

c. **Development Standards**—A comprehensive set of development standards for residential uses, including single-family detached and attached dwelling units, have been provided with this CDP, as discussed in Finding 6 above. In addition to the development standards, development within the R-S Zone must also comply with additional regulations, as stated in Section 27-513(d) of the prior Zoning Ordinance, as follows:

(d) Other regulations.

(1) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

The approved CDP is consistent with this requirement. The single-family detached development areas are conceptually shown with frontage on and direct vehicular access to a public street. Single-family attached development areas are conceptually shown with a network of private streets and alleys, which will be further reviewed in accordance with Subtitle 24 of the Prince George's County Code, at the time of PPS.

(2) Additional regulations concerning development and use of property in the R-S Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

The CDP shows parking, in accordance with the requirements for residential parking. Parking, signage, and landscaping will be fully analyzed with the future SDP application.

(3) Notwithstanding any other requirement of this Subdivision, the types of dwelling units permitted shall be limited to one-family detached and attached dwellings. No more than thirty-five percent (35%) of the total number of dwelling units shall be attached units; however, the restrictions for attached dwelling units of this subsection, above, shall not apply to Mixed Retirement Development in the R-S Zone.

Basic Plan A-10060 approved a maximum of 955 dwelling units containing a mix of detached and attached dwelling units. The subject CDP approves a maximum of 954 dwelling units, due to the increase in the floodplain area.

As approved, the residential development is noted to consist of up to 621 single-family detached units, up to 170 single-family attached townhouse units, and up to 163 single-family attached duplexes. The total unit count adds up to a maximum of 954 dwelling units. In addition, the approved attached dwelling units make up a total of 34.9 percent of the total development, which complies with the maximum 35 percent threshold allowed.

(4) Notwithstanding any other provision of this Subtitle, a grading permit to support the development of uses permitted in the E-I-A Zone on land in the R-S Zone pursuant to Section 27-515(b) may be issued so long as it is in conformance with an approved Comprehensive Design Plan.

This regulation is not applicable, as the CDP does not include any uses permitted in the prior E-I-A Zone.

(5) Notwithstanding the provisions of Section 27-123 of this Code, the minimum standards set forth in the Landscape Manual for landscaping, buffering, and screening for all uses permitted in the E-I-A Zone on land in the R-S Zone pursuant to Section 27-515(b) may be modified by the approved Comprehensive Design Plan.

This regulation is not applicable, as the CDP does not include any uses permitted in the prior E-I-A Zone.

d. Section 27-521 of the prior Zoning Ordinance requires the Planning Board to find conformance with the following findings, for approval of a CDP:

(1) The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

As discussed in Findings 5 and 7 above, the overall site was rezoned by the District Council in October 2022, from the R-E and R-R Zones to the R-S or LCD Zones, through Basic Plan A-10060, with no conditions.

The approved CDP is in conformance with the governing basic plan for development types, quantities, and general spatial relationship among the different types of residential dwellings.

(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations;

The flexibility inherent in comprehensive design zones, such as the prior R-S Zone, will allow the applicant to produce a much better environment and achieve high standards for the development than in regular Euclidean zones. This CDP creates a better environment when compared to existing development in the surrounding area. Urban design elements imposed in a suburban setting, the preservation of environmental features (and the views into them), recreational trails, and accessible recreational areas create a development that would satisfy the needs of residents and guests on the subject property.

The approved CDP will have approximately 26 acres of the property preserved in green open space, including regulated environmental features (REF), by using a compact urban development pattern. This fusion of urban-and suburban-style development cannot be achieved under Euclidean zoning regulations designed solely for suburban settings.

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;

Approval is warranted because the CDP includes design elements and a land use vision that are consistent with the approved basic plan. The CDP does include bulk standards for the approved single-family detached and attached dwelling units, as discussed in Finding 6 above. The CDP shows careful consideration for the environmental features on the subject property which includes the Burch Branch Stream Valley within the Piscataway Creek Watershed, on-site recreation, and the Burch Branch Trail alignments. It is expected that future residents of the subject development will use facilities in the Accokeek-Brandywine region. Nearby park facilities include the undeveloped Floral Park Road Park, located west of the subject site across Floral Park Road; Accokeek East Park, located approximately 3.5 miles west of Saddle Ridge; and the Southern Area Aquatics and Recreation Complex (SAARC) approximately 3.8 miles to the east. The Saddle Ridge development site is also adjacent to a 67-acre undeveloped park property known as Pleasant Springs Park, to the east on MD 373.

Further evaluation of the urban design elements will be evaluated, at the time of SDP. The Planning Board approved this CDP because it includes various housing types, multiple locations for recreational facilities, and amenities that are consistent with the approved basic plan, subject to conditions included herein.

(4) The proposed development will be compatible with existing land uses, zoning, and facilities in the immediate surroundings;

The approved development is compatible with existing and land uses, zoning, and facilities in the immediate surroundings. The surrounding area is generally a mix of undeveloped land and single-family detached dwellings, on lots ranging from 0.5 acre to 2 acres. The residential development, as conditioned, will be compatible with the existing residential environment. The attached housing lots are shown on the CDP illustrative plan to be located either interior to the development or buffered from undeveloped properties, in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The combination of a variety of lot sizes, with the smallest lots located to the interior of the development or adequately buffered, will create a transition from any abutting larger lot developments.

In addition, the approved development is purely residential in nature, which will help to stimulate the economic activity of the surrounding Brandywine community. The subject CDP offers a set of housing types and lot sizes that are unique to the surrounding zones, thereby encouraging varied yet balanced land development.

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

(A) Amounts of building coverage and open space;

The maximum building coverage approved is 65 percent for the townhomes, 50 percent for the duplexes, and 40 percent for the single-family detached dwellings. The applicant has also requested a public benefit density increment factor through providing approximately 26 acres of open space, of which the Planning Board is in support. The building coverage and open space is compatible with the residential land uses approved, and exact percentages will be determined at SDP.

(B) Building setbacks from streets and abutting land uses; and

The approved mixed residential development features a compact design, while preserving and enhancing the natural environment. The building setbacks for the three housing types were previously discussed in Finding 6. The setbacks for the attached dwelling units are comparable to the standards found in the prior Zoning Ordinance for townhouses in residential base zones. In addition, where applicable, the approved development will conform to the requirements of the Landscape Manual to ensure compatibility with abutting properties.

(C) Circulation access points;

The subject CDP approves two primary access points from Floral Park Road to Development Pod A. The master-planned Burch Branch Trail will connect Pod A, located north of the PEPCO transmission lines, to Pod C. The remaining development pods are accessed via three access points from MD 373. The pods will be further connected through pedestrian trails, sidewalks, and private roadways located throughout the development.

Additional evaluation, analysis, and review of these elements will be carried out, at the time of PPS and SDP reviews.

(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;

The CDP includes a phasing plan that consists of five stages to fully construct the approved development. The applicant will start the development from the furthest north section of the property, with single-family attached units in Pod A. Phases two through four progresses south to northeast on the property, with development of single-family attached and detached units within Pods C and D. The fifth phase will occur on the southwestern portion of the property, with single-family detached units in Pod E. As compact residential neighborhoods,

each of these sections can exist as a unit, capable of sustaining an environment of continuing quality and stability.

(7) The staging of development will not be an unreasonable burden on available public facilities;

The approved development will be subject to a PPS, at which time adequacy of public facilities will be evaluated and tested. However, at this time, the Planning Board found that the approved development, which is anticipated to be completed in five phases, will not create an unreasonable burden on available public facilities.

(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

(A) The proposed adaptive use will not adversely affect indistinguishing exterior architectural features or important historic landscape features in the established environmental setting;

(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;

(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;

The CDP does not include an adaptive re-use of an historic site.

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);

This plan incorporates the applicable design guidelines of Section 27-274 of the prior Zoning Ordinance, and the Planning Board found that the CDP conforms, subject to conditions included herein. The design guidelines will also be fully evaluated, at the time of SDP.

(10) The Plan is in conformance with an approved Type 1 Tree Conservation Plan;

A Type 1 Tree Conservation Plan, TCP1-012-2023, was submitted with the CDP application and approved.

(11) The Plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130-(b)(5).

This application area contains REFs, including steep slopes, floodplain, wetlands, streams, and their associated buffers, which comprise the primary management area (PMA).

Impacts to the REFs should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use, orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare.

Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management (SWM) facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REFs. The SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

The information submitted on the TCP1 shows impacts to the PMA for new and up-grading of existing road crossings, grading associated with road placement, and utility extensions. All impacts to the PMA and REFs will be further reviewed as part of the PPS application, when more detailed information and an approved SWM concept plan are available.

(12) Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and

This provision is not applicable to the subject application because it was not placed in a comprehensive design zone, pursuant to Section 27-226(f)(4) of the prior Zoning Ordinance, regarding a comprehensive design zone being included as part of a sectional map amendment.

(13) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.

This provision is not applicable to the subject application because this development is not a regional urban community.

9. **2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Prince George's County Tree Canopy Coverage Ordinance:** This CDP has been reviewed for conformance with the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Tree Canopy Coverage Ordinance, as follows:

   a. **Woodland Conservation Ordinance—**This property is subject to the WCO because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland.

      Based on the TCP1, the overall site contains a total of 202.91 acres of net tract woodlands and 29.24 acres of wooded floodplain. The plan shows a clearance of 115.19 acres of on-site woodlands, 2.02 acres of wooded floodplain, and 7.22 acres of off-site woodlands. The subject application uses the prior zoning (R-S) woodland conservation threshold for a requirement of 51.22 acres (20 percent), and the total woodland conservation requirement is 89.29 acres. Currently, the plan and woodland conservation worksheet shows 80.16 acres of on-site preservation, 7.41 acres of reforestation, and 1.72 acres of off-site woodland credits for a woodland conservation provided of 89.29 acres.

      The approved TCP1 shows off-site woodlands to meet the requirement. At the time of PPS submission, the applicant shall make an effort to meet the entire woodland conservation requirement on-site.

   b. **Tree Canopy Coverage Ordinance—**Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit for more than 5,000 square feet of disturbance or gross floor area. Properties in the prior R-S Zone are required to provide a minimum of 15 percent of the gross tract area in TCC. At the time of SDP review, the applicant must demonstrate conformance with the relevant requirements of the Tree Canopy Coverage Ordinance.

10. **Referral Comments:** This application was referred to the following agencies and divisions. The Planning Board has reviewed and adopts referral comments that are incorporated herein by reference and are summarized, as follows:

   a. **Community Planning—**In a memorandum dated September 06, 2023 (Calomese to Lockhart), pursuant to Section 27-521(a)(1) of the prior Zoning Ordinance, this application conforms to the design guidelines or standards intended to implement the development concept recommended by Basic Plan A-10060. Plan 2035 places this application in the Established Communities Growth Policy Area. The Subregion 5 Master Plan and SMA recommends the future land uses of residential low and residential low-transition on the subject property. Residential low areas are designated for single-family detached suburban development that may have up to 3.5 dwelling units per acre. The subject CDP approves a residential development with a mix of housing types and is consistent with the Subregion 5 Master Plan and SMA.

b. **Transportation Planning—**In a memorandum dated September 22, 2023 (Patrick to Lockhart), a comprehensive review was provided of the application's conformance with the requirements of previous approvals, the prior Zoning Ordinance, the 2009 *Approved Countywide Master Plan of Transportation,* and the traffic impact analysis (TIA) dated November 1, 2022, summarized as follows:

The Southeast Site Access along MD 373 does not pass the three-tier test for unsignalized intersections. A TIA for the development will be provided, at the time of PPS.

In addition, a memorandum was received from the Site/Road Plan Review Division of the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) dated August 29, 2023 (Lord-Attivor to Hancock), which contains the comments from both DPIE and the Prince George's County Department of Public Works and Transportation (DPW&T). Upon review of the TIA, DPIE and DPW&T identified two intersections to be analyzed for signal warrants. DPIE offered the following statement regarding signalization, "Prior to submitting a permit application, the applicant shall be required to perform a traffic signal warrant analysis at the intersection of Brandywine Road and Floral Park Road." DPW&T identified the intersection of MD 5 (Branch Avenue) and Moores Road to be analyzed for signal warrants. This intersection is under the jurisdiction of the Maryland Department of Transportation State Highway Administration (MDOT SHA); as such, the Planning Board will defer to the operating agency and this will be further evaluated, at the time of the PPS.

Having reviewed the traffic study, one of the areas of concern is queuing along Floral Park Road, as well as high left turn volume from Brandywine Road to Floral Park Road. A new TIA will be submitted, at the time of PPS. An updated TIA reflecting these changes will allow the Planning Board to better determine adequacy, at the PPS stage of development. At the time of PPS, the applicant will be required to demonstrate adequate dedication of 40 feet from centerline along MD 373. Dedication of 30 feet from centerline along Floral Park Road will also be required at time of PPS.

In addition, a conceptual location of the master-planned Burch Branch Trail is shown on the circulation plan providing pedestrian connectivity from MD 373 to Floral Park Road. The planned trail may need to be shifted within the internal circulation network which would impact the public and private right of way. The location of the trail will be evaluated during subsequent development applications. It appears that bicycle and pedestrian movement is facilitated throughout the site while protecting the site's environmental features. At the PPS stage of development, bicycle and pedestrian adequacy will be further evaluated.

c. **Environmental Planning—**In a memorandum dated September 18, 2023 (Schneider to Lockhart), a review of this CDP application and TCP1-011-2023 was provided, which is summarized herein.

Existing Conditions/Natural Resource Inventory
An approved Natural Resource Inventory Plan (NRI-150-06-01) was submitted with the review package, which was approved on August 19, 2022. The TCP1 shows the required information in conformance with the NRI.

Woodland Conservation
This property is subject to the WCO because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. Based on the TCP1, the overall site contains a total of 202.91 acres of net tract woodlands and 29.24 acres of wooded floodplain. The plan shows clearance of 115.19 acres of on-site woodlands, 2.02 acres of wooded floodplain, and 7.22 acres of off-site woodlands. The subject application uses the prior zoning (R-S) woodland conservation threshold for a requirement of 51.22 acres (20 percent), and the total woodland conservation requirement is 89.29 acres. Currently, the plan and woodland conservation worksheet shows 80.16 acres of on-site preservation, 7.41 acres of reforestation, and 1.72 acres of off-site woodland credits for a woodland conservation provided of 89.29 acres.

Specimen trees
The site contains 275 on-site specimen trees with 147 rated in good condition, 36 rated in fair condition, and 6 specimen trees rated in poor condition. A variance request and full evaluation regarding specimen tree removal will be required with the acceptance of a PPS when more detailed information is available.

Regulated Environmental Features
This application area contains REFs including steep slopes, floodplain, wetlands, streams, and their associated buffers which comprise the PMA.

The information submitted on the TCP1 shows impacts to the PMA, are shown for new and up-grading of existing road crossings, grading associated with road placement, and utility extensions. The impacts to the PMA and REFs will be further reviewed as part of the PPS application when more detailed information and an approved SWM concept plan are available.

Stormwater Management
No SWM concept plan or approval letter was submitted with the subject application. A site development concept will be reviewed and approved by DPIE.

Erosion and Sediment Control
This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland, as designated by the Maryland Department of Environment, that are afforded special protection under Maryland's anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with the Prince George's Soil Conservation District (SCD) requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by SCD. This Tier II buffer is

shown on the approved NRI and TCP1. The SCD will review the buffer impacts with the future erosion and sediment control plans.

d. **Subdivision—**In a memorandum dated September 15, 2023 (Diaz-Campbell to Lockhart), the approved development will require a PPS, in accordance with Section 24-107 of the prior Prince George's County Subdivision Regulations, because the development proposal includes the division of land and the construction of multiple dwelling units. A CDP must be approved prior to or concurrently with approval of a PPS for the subject site, pursuant to Section 27-516(a) of the prior Zoning Ordinance. Final plats of subdivision will be required following approval of a PPS before permits may be approved for the subject property.

e. **Historic Preservation—**In a memorandum dated August 23, 2023 (Stabler, Smith, and Chisholm to Lockhart), a Phase I archeological survey was completed on the 278.09-acre Estates of Pleasant Valley property in September 2007. Three 20th century archeological sites were identified: 18PR915, 18PR916, and 18PR917. Site 18PR915 is the remains of a farmstead dating to the second and third quarters of the 20th century. Site 18PR916 is a late 19th to 20th century barn ruin. Site 18PR917 is an extensive mid-20th century artifact scatter that likely represents contract refuse removal from the Statler Hotel in the District of Columbia in the 1940s and manure spreading subsequent to feeding the mixed refuse to swine. All of these sites were disturbed by their subsequent demolition and no intact archeological deposits or features were noted in the Phase I survey. Therefore, no further work was recommended on the Estates of Pleasant Valley property.

The subject application includes several tracts of land that were not included in the initial Phase I archeology survey. These areas have a moderate probability of containing prehistoric archeological resources. Therefore, a condition has been included herein, requiring the applicant to conduct a Phase I archeology survey on the portions of the property that were not previously surveyed.

The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites or historic resources.

f. **Prince George's County Department of Parks and Recreation (DPR)—**In a memorandum dated August 28, 2023 (Thompson to Lockhart), discussion was provided as follows:

The Subregion 5 Master Plan and SMA indicates that Brandywine has sufficient local parkland to meet the needs through 2030. Nearby park facilities include the undeveloped Floral Park Road Park, located west of the subject site across Floral Park Road; Accokeek East Park, located approximately 3.5 miles west of Saddle Ridge; and the SAARC approximately 3.8 miles to the east. The Saddle Ridge development site is also adjacent to a 67-acre undeveloped park property known as Pleasant Springs Park, to the

east on MD 373. While the subject property is adjacent to M-NCPPC-owned property, there are no current plans for development.

The Burch Branch Stream is a larger tributary and a secondary environmental corridor that is part of the Piscataway Creek Watershed (Subregion 5 Master Plan and SMA page 67). This secondary corridor, identified in the 2017 *Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, is best managed by DPR as land steward experts. Conveyance to M-NCPPC provides the public benefit of improving natural resource conservation in this area. The Land Management and Environmental Stewardship Division recommended conveyance of approximately 90+ acres for park dedication, including woodland conservation area Pod B. The Planning Board supports the placement of woodland conservation easements on lands to be dedicated to M-NCPPC.

g. **Prince George's County Fire/EMS Department—**At the time of the writing of this resolution, the Fire/EMS Department did not provide any comments.

h. **Prince George's County Health Department—**In a memorandum dated August 31, 2023 (Adepoju to Shelly), the Health Department noted that a desktop health review of the CDP submission had been completed. Technical comments were provided:

(1) Health Department permit records indicate there are no existing carry out/ convenience stores and one grocery food facilities within a half mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors have a significantly higher prevalence of obesity and diabetes.

(2) Indicate how the project will provide connections to neighboring communities and public transportation.

(3) The SDP should include open spaces and "pet friendly" amenities for pets and their owners, such as the dog park, which includes pet refuse disposal stations and would promote proper pet waste disposal resulting in a clean environment.

(4) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.

(5) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 *Maryland Standards and Specifications for Soil Erosion and Sediment Control*.

i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 11, 2023 (Giles to Lockhart), DPIE offered comments to be addressed as part of the permitting process.

j. **Washinton Suburban Sanitary Commission (WSSC)**—At the time of the writing of this resolution, WSSC did not provide any comments.

11. **Community Feedback:** At the time of the writing of the technical staff report for this application, the Prince George's County Planning Department did not receive any written correspondence from the community. On October 19, 2023, the Planning Board held a public hearing for CDP-22001, Saddle Ridge. The public hearing began with a technical staff presentation, followed by an applicant presentation. The applicant and staff were in agreement with all proposed revisions to the conditions of approval, as outlined in Applicant Exhibit 1, with one minor edit to the suggested revision. The revised language was read into the record and is reflected in Finding 8b of this resolution.

During the Planning Board hearing, several residents expressed concerns regarding the location of amenities, transportation facilities, the number of traffic lanes, traffic congestion, emergency services response times, school capacity, and adequate utilities and infrastructure. These items will be reviewed in further detail during subsequent development applications. The applicant provided further testimony to address the concerns raised. Following the discussion, the Planning Board voted to approve CDP-22001 and TCP1-011-2023, subject to conditions as revised by Applicant Exhibit 1 and the correction made in Finding 8b that was read into the record.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 1 Tree Conservation Plan TCP1-011-2023, and further APPROVED Comprehensive Design Plan CDP-22001 for the above-described land, subject to the following conditions:

1. An approved stormwater management concept plan and approval letter, or an indication that an application for such approval has been filed, shall be submitted with the preliminary plan of subdivision application.

2. Prior to approval of the associated preliminary plan of subdivision (PPS), Phase I (Identification) archeological investigations, according to the Prince George's County Planning Board's 2005 *Guidelines for Archeological Review*, are recommended on the portions of the developing property that were not previously surveyed to determine if any cultural resources are present. The parcels to be surveyed include Parcel 143 (Tax ID 1140235); Parcel 037 (Tax ID 1174572); Parcel 236 (Tax ID 5528410); Parcel 188 (Tax ID 1189182); and the portion of Parcel 110 (Tax ID 1182534) south of the Potomac Electric Power Company right-of way. Evidence of Maryland-National Capital Park and Planning Commission concurrence with the final Phase I report and recommendations are required, prior to signature approval of the PPS.

3. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.

4. Prior to approval of the associated final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Prince George's County Planning Department archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

5. Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated of $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement, or the Prince George's County Department of Public Works and Transportation.

6. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement, or the Prince George's County Department of Public Works and Transportation.

7. At the time of preliminary plan of subdivision. the applicant shall coordinate with the Prince George's County Department of Parks and Recreation on the exact acreage of the Burch Branch Stream Valley, the adjacent woodlands/forests, and Pod B to be conveyed to The Maryland-National Capital Park and Planning Commission, which may include Woodland and Wildlife Habitat Conservation Ordinance easements for on-site conservation.

8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.

9. Upon receipt of the Phase I report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, a plan for evaluating the resource at the Phase II level, the Phase III level, or avoiding and preserving the resource in place shall be provided, prior to Prince George's County Planning Board approval of the final plat. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to approval of any grading permits.

CONSIDERATIONS

1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.

2. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, October 19, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of November 2023.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:DL:rpg

Approved for Legal Sufficiency
M-NCPPC Office of General Counsel

Dated 11/2/23

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

August 5, 2025

Walton Maryland, LLC
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-24013
Saddle Ridge

Dear Applicant:

This is to advise you that, on **July 31, 2025,** the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice **(August 5, 2025)**. Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

By: Jason T. Bartlett
Reviewer

Attachment: PGCPB Resolution No. **2025-060**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3560
pgcpb@ppd.mncppc.org
www.pgplanningboard.org

PGCPB No. 2025-060 File No. 4-24013

R E S O L U T I O N

WHEREAS, Walton Maryland, LLC ETAL are the owners of a 289.36-acre tract of land known as Lots 44 through 47, Lots 61 through 66, and Parcels 37, 66, 86, 110, 143, 157, 188, and 236, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Legacy Comprehensive Design (LCD); and

WHEREAS, on February 28, 2025, Walton Maryland, LLC filed an application for approval of a Preliminary Plan of Subdivision for 783 lots and 97 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24013 for Saddle Ridge was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on July 10, 2025; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, subdivision applications submitted under a valid comprehensive design plan, approved under the prior Zoning Ordinance, and still valid pursuant to the time limit specified under Section 27-1704(a), may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence at the time of the approval of the comprehensive design plan; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the July 10, 2025 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitles 24 and 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-012-2023-01, APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-24013 for 783 lots and 97 parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:

    a. Delineate the right-of-way along Floral Park Road and MD 373 (Accokeek Road), to include the center line, and provide dimension lines from centerline of each to the property line in the areas identified for road dedication.

b. Provide a minimum of 10 feet between Lots 4 and 5, Block B.

c. Label all internal roads to indicate that they are private.

d. Ensure General Notes 7 through 10 reflect consistency with the Type 1 tree conservation plan or revise the plans for consistency.

e. Revise General Note 26 to indicate that mandatory dedication of parkland requirement is met by provision of on-site recreational facilities.

f. Revise General Note 28 to show the approved Stormwater Management Concept Plan number as SDC No.24297-2023.

g. Revise General Note 30 to remove Type 1 Tree Conservation Plans TCP1-012-2023 and TCP1-044-07 and only leave TCP1-012-2023-01.

2. Prior to approval, the final plat of subdivision shall include:

a. Right-of-way dedication along Floral Park Road and MD 373 (Accokeek Road), in accordance with Section 24-123(a)(1) of the prior Prince George's County Subdivision Regulations and the approved preliminary plan of subdivision.

b. The granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, and along at least one side of all private streets, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, and in accordance with the approved preliminary plan of subdivision.

3. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

a. A minimum 10-foot-wide shared-use path along the property frontage of Floral Park Road and MD 373 (Accokeek Road), unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

b. A minimum 10-foot-wide shared-use path along the alignment of the Burch Branch Trail throughout the site.

c. A standard bicycle lane, shared road pavement markings, and signage along Floral Park Road and MD 373 (Accokeek Road), in accordance with the American Association of State Highway and Transportation Officials guidelines, as modified by the permitting agency.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared-use path is not proposed.

e. Perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontages, and throughout the site crossing internal intersections.

f. Short-term bicycle parking at any proposed recreational areas.

4. Prior to acceptance of the first specific design plan, other than for infrastructure only, frontage improvement plans at the site access points shall be reflected on the plans. These plans shall include the recommended master-planned bicycle and pedestrian facilities and acceleration/deceleration lanes unless modified with written correspondence from the operating agency.

5. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised as follows:

a. Add to the "00" approval line in the Environmental Planning Section approval block: C. Schneider, January 26, 2024, Comprehensive Design Plan CDP-22001.

b. Add the following note to the plan under the Specimen Tree table:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) with 4-24013 for the removal of 54 specimen trees (Section 25-122(b)(1)(G)): ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, ST-240 through ST-247."

c. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

6. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan SDC No.24297-2023, and any subsequent revisions.

7. At the time of final plat, in accordance with Section 24-121(a)(7) of the prior Prince George's County Subdivision Regulations and Comprehensive Design Plan CDP-22001, approximately ±102.87 acres of parkland as public benefit, as shown on the preliminary plan of subdivision (Parcels D, E, E1, G, I, J, M, P, R, S, T, U, V,X and Z), shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

a. An original, special warranty deed for the property to be conveyed, signed by the Washington Suburban Sanitary Commission Assessment Supervisor, shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, along with the application of the first final plat.

b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

c. The boundaries, lot or parcel identification, and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by M-NCPPC's development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The Prince George's County Department of Parks and Recreation shall inspect the site and verify that the land is in an acceptable condition for conveyance, prior to dedication.

f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, the Prince George's County Department of Parks and Recreation (DPR) shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by or to be conveyed to M-NCPPC. However, the Prince George's County Department of Parks and Recreation (DPR) recognizes that there may be a need for conservation or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR, and DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond and maintenance and easement agreements may be required prior to the issuance of any grading permits.

h. The applicant and the applicant's heirs, successors and/or assignees shall demonstrate any liens, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC.

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

9. The applicant shall submit a copy of the letter to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

10. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

11. Prior to approval of building permits, in accordance with Section 24-121(a)(7) of the prior Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association, as identified on the approved preliminary plan of subdivision and site plan. Land to be conveyed shall be subject to the following:

a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.

b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.

c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.

d. Any disturbance of land to be conveyed to the homeowners association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.

f. Covenants recorded against the conveyed property, ensuring retention and future maintenance of the property by the homeowners association, including the reservation of rights of approval by the Prince George's County Planning Director.

12. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-012-2023-01, in conformance with Section 25-121 of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. The following note shall be placed on the final plat of subdivision:

> "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-012-2023-01 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

13. Prior to issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> "This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."

14. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances, in conformance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

> "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

15. The applicant and the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing of construction of the master-planned trail shall be determined by the Prince George's County Planning Department, with the approval of a specific design plan (SDP). A public use easement shall be provided over the trail, with the width of the easement determined at the time of SDP.

16. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) – Park Planning and Environmental Stewardship Division for construction of the master-planned trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records, and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation. The public RFA shall establish the timing for construction of the trail, established with the specific design plan.

17. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Prince George's County Department of Parks and Recreation, for the construction of the master-planned trail.

18. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with the timing of the trail construction to be determined at the time of the specific design plan for the residential development.

19. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft public use access easement and maintenance agreement or covenant for the master-planned trail to the Prince George's County Department of Parks and Recreation, of The Maryland-National Capital Park and Planning Commission (M-NCPPC), for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved specific design plan.

20. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County *Park and Recreation Facilities Design Guidelines*.

21. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Prince George's County *Park and Recreation Facilities Design Guidelines*, with the review of the specific design plan (SDP). Timing for construction shall also be determined at the time of SDP.

22. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities agreement (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, and the Book and page of the RFA shall be noted on the final plat prior to plat recordation.

23. In accordance with Section 24-135(b)(2) and (3) of the prior Prince George's County Subdivision Regulations, prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background**—The subject property is located on the north side of MD 373 (Accokeek Road), approximately 0.75 miles west of its intersection with MD 5 (Branch Avenue), and south of Floral Park Road. The property currently consists of 10 lots and 8 parcels. Lots 44 through 47 and Parcels 37, 66, 110, 143, and 236 are recorded by deed in the Land Records of Prince George's County, in Book No. 43670, page 95. Parcels 86, 157, and 188 are recorded by deed, in Book No. 43542 page 409, and Lots 61 through 66 are recorded in Plat Book SDH 2, page 86.

   The 289.36-acre property is in the Legacy Comprehensive Design Zone. However, this preliminary plan of subdivision (PPS) was submitted for review in accordance with the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations effective prior to April 1, 2022 (the "prior Zoning Ordinance" and "prior Subdivision Regulations"), pursuant to Section 27-1704 of the current Zoning Ordinance. Therefore, this PPS is reviewed pursuant to the standards of the prior Residential Suburban Development (R-S) Zone, which were effective prior to April 1, 2022. The site is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) and other applicable plans, as outlined herein.

   The subject property was included in Comprehensive Design Plan CDP-22001, which was approved by the Prince George's County Planning Board and adopted by resolution on November 9, 2023 (PGCPB Resolution No. 2023-108). Pursuant to Section 27-1704(b) of the Zoning Ordinance, subdivision applications submitted under a valid CDP, approved under the prior Zoning Ordinance, and still valid pursuant to the time limit specified under Section 27-1704(a) of the Zoning Ordinance, may be reviewed and decided in accordance with the Subdivision Regulations in existence at the time of the approval of the CDP.

In accordance with Section 24-4503(a)(4) of the Subdivision Regulations, this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2024-019.

This PPS allows subdivision of the property into 783 lots and 97 parcels for development of 783 residential dwelling units, specifically 530 single-family detached and 253 single-family attached dwelling units.

The applicant filed a request for a variance to Section 25-122(b)(1)(G) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, to allow removal of 54 specimen trees. This request is discussed further in the Environmental finding of this resolution.

3. **Setting**—The subject property is located on Tax Map 144, Grids C1–C4, D2–D4, and E4, and is within Planning Area 85A. The subject site is bounded to the north by Floral Park Road, with land in the Residential, Rural (RR) Zone (prior Rural Residential (R-R) Zone) beyond, developed with single-family detached homes. The subject site is bound to the south by MD 373 (Accokeek Road), with land also zoned RR (prior R-R Zone) beyond, developed with the Millville Quarry. The subject site is bisected by an approximate 350-foot-wide strip of land owned by the Potomac Electric Power Company (PEPCO), which contains power transmission lines and structures, separating the site into two development pods. The northern section of the development bisected by this PEPCO-owned tract is located on the south side of Floral Park Road, at its intersection with Whitaker Park Drive. The southern section of the development is located on the north side of MD 373, approximately 0.75 miles west of its intersection with MD 5. To the west of the site lies land in the Residential Estate (RE) Zone (prior Residential-Estate (R-E) Zone) developed with single-family detached homes, with land in the Agricultural-Residential Zone (prior Residential-Agricultural Zone) beyond. To the east of the site lies land in both the RE and RR (prior R-E and R-R) Zones sparsely developed with single-family detached homes, and also abutting The Maryland-National Capital Park and Planning Commission-owned and operated Pleasant Springs Park (Park ID: WO7), with MD 5 beyond.

The site is undeveloped, wooded, and characterized by rolling terrain, with steeper slopes associated with the Burch Branch, which runs generally north-south through the western portion of the property. The Burch Branch and its system of tributaries are a notable feature of the area.

4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zones	LCD	R-S
Use(s)	Vacant	Residential
Acreage	289.36	289.36
Parcels	8	97
Lots	10	783
Outlots	0	0

	EXISTING	EVALUATED
Dwelling Units	1	783
Subtitle 24 Variation	No	No
Subtitle 25 Variance	No	Yes, Section 25-122(b)(1)(G)

The subject PPS, 4-24013, was accepted for review on February 28, 2025. Pursuant to Section 24-119(d)(2) of the prior Prince George's County Subdivision Regulations, the PPS was referred to the Subdivision and Development Review Committee and comments were provided to the applicant at its meeting on March 14, 2025. Revised plans and documents were received on April 25, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—The property is the subject of several prior approvals, which include several Special Exceptions (SE-1589, SE-1590, SE-1595, SE-2903 and SE-4043), a Sketch Plan (S-07002), a PPS (4-07076), a Zoning Map Amendment (Basic Plan) A-10060, a Comprehensive Design Plan (CDP-22001), and a Specific Design Plan (SDP-2304). The applicable prior approvals are separately discussed in detail below:

SE-1589, SE-1590, and SE-1595 were approved by the Prince George's County District Council in 1967, for a gas storage use by a utility company. These approvals are not relevant to the subject PPS.

SE-2903 and SE-4043 were approved by the District Council on April 26, 1976, and October 9, 1992, respectively. The applications were for sand and gravel mining operations on Lots 45 through 47, which were conditioned to expire five years after approval and are no longer valid or relevant to the subject PPS.

S-07002 and 4-07076 were for a sketch plan and for a conservation subdivision titled Estates of Pleasant Valley, and were approved for this property in 2007 and 2008, respectively. However, this property was never platted, pursuant to the 4-07076 approval, which has since expired. Therefore, neither of these prior approvals are applicable to the review of this PPS.

Zoning Map Amendment A-10060 was recommended for approval by the Prince George's County Planning Board, pursuant to PGCPB Resolution No. 2021-92, on July 29, 2021. The zoning map amendment and basic plan were approved by the District Council on October 17, 2022 (Zoning Ordinance No. 9-2022), which rezoned the property from the prior R-E and R-R Zones to the prior Residential Suburban Development (R-S) Zone, and approved development of up to 955 dwelling units. There are no conditions of A-10060, however, the following development data for the site applies per the basic plan:

Development Data

Gross Tract Area	**289.36 acres**
Mattawoman Floodplain	**32.75 acres**
1/2 Floodplain	**16.38 acres**
Net Tract Area (Gross Tract Area-1/2 Floodplain)	**272.98 acres**
Base Density (272.98 acres at 2.7 dwelling units per acre)	**737 units**
Max. Density (272.98 acres at 3.5 dwelling units per acre)	**955 units**

This PPS approves 783 dwelling units and includes a density of 2.87 dwelling units per acre, which is in conformance with the development approved with the basic plan.

CDP-22001 was approved by the Planning Board on October 19, 2023, for development of 954 residential dwelling units, and adopted pursuant to PGCPB Resolution No. 2023-108 on November 9, 2023. The Planning Board approved this CDP subject to nine conditions and two considerations. Of those, the following are relevant to the review of this PPS and are provided below in **bold**, with analysis provided in plain text:

1. **An approved stormwater management concept plan and approval letter, or an indication that an application for such approval has been filed, shall be submitted with the preliminary plan of subdivision application.**

   An approved stormwater management (SWM) concept plan and letter were submitted with this PPS. The plan, SCD No. 24297-2023, was approved by the Prince George's County Department of Permitting Inspection and Enforcement (DPIE) on April 11, 2024, and the letter, 24297-2023-SDC, was approved by DPIE on May 8, 2024. Therefore, this condition has been satisfied.

2. **Prior to approval of the associated preliminary plan of subdivision (PPS), Phase I (Identification) archeological investigations, according to the Prince George's County Planning Board's 2005 *Guidelines for Archeological Review*, are recommended on the portions of the developing property that were not previously surveyed to determine if any cultural resources are present. The parcels to be surveyed include Parcel 143 (Tax ID 1140235); Parcel 037 (Tax ID 1174572); Parcel 236 (Tax ID 5528410); Parcel 188 (Tax ID 1189182); and the portion of Parcel 110 (Tax ID 1182534) south of the Potomac Electric Power Company right-of-way. Evidence of Maryland-National Capital Park and Planning Commission concurrence with the final Phase I report and recommendations are required, prior to signature approval of the PPS.**

A Phase I archeological survey of the area referenced in this condition was completed in March 2024 and submitted with this PPS. The findings were reviewed and it was determined that no further archeological investigation is required. Therefore, this condition has been satisfied.

4. **Prior to approval of the associated final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Prince George's County Planning Department archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.**

This condition remains in effect until satisfied, prior to approval of a final plat. Four archeological sites were identified on the subject property, three late 19th to early 20th century sites and one indigenous site. The sites were heavily disturbed, and no subsurface features were identified, and no further work was recommended. However, given the manner in which Phase I archeological testing is conducted, it can never fully determine if subsurface features are intact. To do so would require opening up large areas of land, which due to the cost and time required to perform such an investigation, is not recommended, unless it is very clear that there is a possibility of finding something further. Further work is unnecessary on this property, which means that the sites will be destroyed during construction, and any other potential information will be lost. In such cases, when a significant number of sites are identified, it is typical that interpretive signage be placed on the site for public awareness of a site's past history, even though artifacts of note have not been retrieved. This is typically done in areas of the County where there is a particularly long history, as is the case with this site and the areas along Floral Park Road and Accokeek Road. Therefore, these signs are important and are going to be the only record of what was recovered on the property.

7. **At the time of preliminary plan of subdivision. the applicant shall coordinate with the Prince George's County Department of Parks and Recreation on the exact acreage of the Burch Branch Stream Valley, the adjacent woodlands/forests, and Pod B to be conveyed to The Maryland-National Capital Park and Planning Commission, which may include Woodland and Wildlife Habitat Conservation Ordinance easements for on-site conservation.**

The applicant has coordinated with the Prince George's County Department of Parks and Recreation (DPR) and the exact acreage of the Burch Branch Stream Valley, the adjacent woodlands/forests, and Pod B have been established to be approximately 102.87 acres. This conveyance is provided as a condition of approval, as are conditions that the area of dedication be shown on the PPS prior to signature approval, and that conveyance to The Maryland-National Capital Park and Planning Commission (M-NCPPC) occur at the time of final plat. Therefore, this condition has been satisfied.

9. Upon receipt of the Phase I report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, a plan for evaluating the resource at the Phase II level, the Phase III level, or avoiding and preserving the resource in place shall be provided, prior to Prince George's County Planning Board approval of the final plat. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to approval of any grading permits.

This condition was satisfied with the Phase I archeological studies submitted. No intact archeological deposits or features were noted in the Phase I surveys, and therefore, no further archeology is required to be done on the property.

Considerations

2. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission.

A companion Type 1 tree conservation plan (TCP1) was submitted with this PPS showing on-site preservation and reforestation and off-site woodland credits to meet the woodland conservation requirement. Due to the distance required to connect to an off-site sewer line and the associated woodland clearing (7.23 acres), the woodland conservation requirement cannot fully be met on-site. The TCP1 shows that the woodland conservation requirement is met by on-site preservation, on-site reforestation, and off-site woodland credits. Therefore, this condition has been satisfied.

SDP-2304 was approved by the Planning Board for infrastructure improvements for public streets, water, sewer, stormdrain utilities, and SWM facilities on June 13, 2024, and adopted pursuant to PGCPB Resolution No. 2023-108 on July 11, 2024. On October 29, 2024, the District Council affirmed the Planning Board's decision subject to five conditions and one consideration. Those that are applicable to the review of this PPS are listed below in **bold** text, with analysis provided in plain text:

3. With the acceptance of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

a. Provide a variance request and full evaluation regarding the removal of Specimen Trees ST-1, ST-3, ST-25, ST-56, ST-58, ST-59, ST-60, ST-61, ST-62, and ST-64 within the proposed residential lots.

b. Provide a statement of justification and full evaluation regarding primary management area impacts within the proposed residential lot area and for Impact Area D.

The variance request for specimen tree removal and a statement of justification for impacts to the primary management area (PMA) were provided with this PPS. The analysis of these requests is discussed in the Environmental Review section of this resolution. Therefore, this condition has been satisfied.

4. **No grading or building permits shall be approved for the subject property prior to the approval of a preliminary plan of subdivision.**

There is no evidence that a grading or building permit has been approved for this property.

Consideration

1. **At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission and any such areas shall be credited as on-site.**

The TCP1 submitted with this PPS shows on-site preservation, on-site reforestation, and off-site woodland credits to meet the woodland conservation requirement. Due to the distance required to connect to an off-site sewer line and the associated woodland clearing (7.23 acres), the woodland conservation requirement cannot fully be met on-site. The TCP1 shows that the woodland conservation requirement is met by on-site preservation, on-site reforestation, and off-site woodland credits. Therefore, this condition has been met.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) is discussed, and conformance with the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) is evaluated, as follows:

Plan 2035
Plan 2035 places the subject property in the Established Communities Growth Policy Area. The vision for the Established Communities growth policy area is that it is most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met" (page 20).

While this PPS is not required to conform to Plan 2035, it is consistent with multiple goals stated in Plan 2035. Plan 2035 also provides the following land use, housing and neighborhood goals that affect the subject property:

- **Preserve, enhance, and restore our natural and built ecosystems to improve human health, strengthen our resilience to changing climate conditions, and facilitate sustainable economic development** (page 163)**.**

- **Provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity** (page 181)**.**

This PPS accomplishes these goals by constructing medium-density housing in an environmentally sensitive manner, in the Piscataway Creek Watershed.

Master Plan
The master plan recommends residential low land use on the subject property. The intent for the residential low designation is for residential areas up to 3.5 dwelling units per acre, with primarily single-family detached dwellings (page 31). Basic Plan A-10060 rezoned the subject property from the prior Residential-Estate (R-E) and Rural Residential (R-R) Zones to the prior R-S Zone. Per Section 27-513(a) of the prior Prince George's County Zoning Ordinance, the R-S Zone permits density ranges of either 1.6 to 2.6 dwelling units per gross acre, or 2.7 to 3.5 dwelling units per gross acre. Basic Plan A-10060 established a residential density of 2.7 to 3.5 dwelling units per net acre for the subject site. As this PPS includes a residential density of 2.87 dwelling units per net acre (based on 272.74 net acres), the proposed use conforms with the recommended land use of the master plan.

Provisions of the master plan and other functional master plans, including policies and strategies that are found applicable to the development of the subject property, and the PPS conformance to these policies and strategies, are further discussed throughout this resolution.

Zoning
The 2013 Sectional Map Amendment associated with the master plan retained the subject property in the R-E and R-R Zones. Zoning Map Amendment A-10060 reclassified the subject property from the R-E and R-R Zones to the R-S Zone. On November 29, 2021, the District Council approved Prince George's County Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the R-S Zone to the Legacy Comprehensive Design Zone. However, this PPS is reviewed according to the prior R-S zoning.

Aviation/Military Installation Overlay Zone
This PPS is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

7. **Stormwater Management**—Per Section 24-130(b)(3) of the prior Subdivision Regulations, an application for a major subdivision must include an approved SWM concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. A SWM Concept Plan (SDC No.24297-2023) and SWM letter (24297-2023-SDC/P54603-2024-SDC) were approved by DPIE on May 8, 2024, and expire on May 8, 2027, and were submitted with this PPS. The SWM concept plan proposes to use 25 microbioretention ponds and 12 submerged gravel wetlands. No further information pertaining to SWM is required, at this time.

Development of the site, in conformance with the SWM concept plan and any subsequent revisions, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of the master plan, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (Formula 2040), the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and Sections 24-134 and 24-135 of the prior Subdivision Regulations, as they pertain to public parks and recreation and facilities.

Formula 2040 provides goals and policies related to parks and recreation (pages 135–140). Formula 2040 also indicates that M-NCPPC owns approximately 261 acres of local and parkland in the planning area.

The subject subdivision is adjacent to existing M-NCPPC-owned parkland known as Pleasant Springs Park (Park ID W07), which contains 67 acres and is undeveloped. It is also semi-adjacent to the undeveloped 11.26-acre Floral Park Road Park (Park ID W16), which lies just to the northwest of the property, across Floral Park Road. Nearby developed M-NCPPC park facilities include Accokeek East Park (Park ID) located approximately 3.5 miles west of the subject site, and the Southern Area Aquatics and Recreation Complex (Park ID) located 3.8 miles to the east. It is expected that future residents of the subject development will use facilities in the Accokeek-Brandywine Region.

The provisions of the prior Subdivision Regulations, Sections 24-134 and 24-135, which relate to the mandatory dedication of parkland, stipulate that the applicant dedicate land, pays a fee-in-lieu, and/or provides on-site recreational facilities to meet the active recreational needs of the residential development. With a permissible density of 2.7 to 3.5 dwelling units per acre, and in accordance with Section 24-134(a)(1) of the prior Subdivision Regulations, five percent of the net residential lot area (or 13.64 acres) would be the required amount of suitable and adequate land for active and/or passive recreation for dedication to M-NCPPC for public parks.

The PPS indicates land being dedicated to M-NCPPC and to satisfy the mandatory dedication of parkland requirement. However, the land for dedication is provided (in part) to satisfy density increment bonuses awarded as part of the CDP, for the comprehensive rezoning of the property. The land for dedication is further encumbered by regulated environmental features (REF) which will be required to be placed in a non-disturbance easement and is not part of a stream valley park in the master plan. Therefore, the land is unsuitable to meet the mandatory parkland dedication requirement, pursuant Section 24-134. However, the PPS identifies areas for on-site recreational facilities to serve the residents.

In accordance with Section 24-135(b) of the prior Subdivision Regulations, the Planning Board may approve the provision of recreational facilities to meet the mandatory dedication of parkland requirement, if the proposed recreational facilities will be superior or equivalent to those that would have been provided under the provisions of Section 24-134. Based upon information provided by the applicant, the recreational facilities proposed with this PPS include a clubhouse with a swimming pool and indoor fitness center, three multiage playgrounds, one multipurpose

sports court, two open lawn areas, eight sitting areas, a community garden, a dog park, and exercise stations along the trail system. The applicant also provided an Open Space and Recreation Exhibit which highlights areas identified for recreational facilities. These areas are generally evenly distributed around the development, with the clubhouse in a central location. These facilities are sufficient to meet the mandatory dedication of parkland requirement, in accordance with the 2024 *Park and Recreation Facilities Design Guidelines*.

Recreation areas are disbursed throughout the site. However, the parcel table on the cover sheet of the PPS does not designate the parcels identified for on-site recreation areas. Comparing the Open Space and Recreation Exhibit and the PPS, Parcels B, C, C2, A3, G1, G3, I1, K3, L, O1, R2, R3, and X1 were identified as locations for on-site recreation facilities. Some of these parcels (Parcel B, G1, G3, I1, and R2) are also identified as locations for SWM facilities, and therefore, may not be appropriate for providing sufficient areas for recreation. It is noted that the clubhouse is conceptually located south of the Potomac Electric Power Company (PEPCO) right-of-way, which divides the subject property. This location for the clubhouse would be accessible by the northern portion of the subdivision through the intervening PEPCO property via a trail, or by vehicle via the portion of the subdivision accessed from MD 373. The PPS does not designate the recreation areas associated with each specific recreation facility, except for the location of the clubhouse. The details of the on-site recreation facilities, including location, will be further evaluated at the time of SDP. The disbursement of recreation facilities for convenient accessibility of the residents shall be maintained and continue to meet the mandatory dedication of parkland requirement, in accordance with the *Park and Recreation Facilities Design Guidelines.*

Based on the preceding findings, the provision of mandatory dedication of parkland will be met through the provision of on-site recreational facilities, in accordance with Section 24-135(b).

9. **Transportation**—This PPS was reviewed for conformance with the MPOT, the master plan, and the prior Subdivision Regulations to provide the appropriate transportation facilities.

Transportation Related Master Plan Conformance

Master Plan Right-of-Way
The subject property has frontage along master-planned roadway Floral Park Road (P-512), which is identified per the MPOT and the master plan as a primary roadway with a recommended right-of-way width of 60 feet. The subject property also has frontage along master-planned roadway Accokeek Road (C-527), which is identified per the MPOT and the master plan as a collector roadway with a recommended right-of-way width of 80 feet. The PPS appears to provide the right-of-way dedication required along both roadways, in accordance with the master plan requirements. However, neither roadway is properly delineated. Therefore, the PPS shall be revised to delineate the right-of-way along Floral Park Road and Accokeek Road (MD 373), to include the center line and dimension lines from centerline to the property line in the areas identified for road dedication.

Master Plan Pedestrian and Bike Facilities
The MPOT recommends the following pedestrian and bike facilities relevant to the review of this PPS:

- **A Planned side path along Floral Park Road**

  This path is provided and shown on the PPS.

- **MD 373 as a planned shred roadway**

  Shared roadway pavement markings (sharrows) shall be provided along the property frontage, unless modified by the Maryland State Highway Administration (SHA). The frontage improvements have been identified in the traffic impact study provided with the PPS. However, final design plans have not been completed. At the time of SDP, the applicant will be required to show the master-planned facility to meet the intent of the master plan. This facility will be located within the public right-of-way and is subject to approval by SHA. Any modifications to master-planned facilities must be reviewed by the Transportation Planning Section of M-NCPPC and shall include written correspondence from the permitting agency.

- **Burch Branch Trail (planned a hard surface trail)**

  The PPS identifies the alignment of the trail as a 10-foot-wide shared-use path along the frontage and within the site. The intent of this facility has been met, and the timing of construction will be further evaluated at the time of SDP, excluding any SDPs for infrastructure only.

The master plan also recommends the following pedestrian and bike facilities relevant to the review of this PPS (page 119):

- **On-road dual-route bicycle facilities: Floral Park Road**

- **On-road dual-route bicycle facilities: Accokeek Road (MD 373)**

  The master plan describes on-road dual-route bicycle facilities as follows (page 115):

  > **Dual routes are roads that contain an off-road bicycle and pedestrian facility and an on-road bicycle facility. An appropriate on-road component of a dual-route facility would be a shared-use roadway, where the bicyclist shares the road with vehicles, or a painted bike lane. Even a wide, outside curb lane or a paved road shoulder can be used by bicyclists. Off-road components of a dual-route facility would be either a side path or a wide sidewalk that could be used by bicyclists, equestrians, and pedestrians.**

> The subject site is provided access along Floral Park Road, which is shown in the master plan as a master plan primary facility. While the applicant has acknowledged the MPOT recommendations of a side path along Floral Park Road, and a shared roadway along Accokeek Road, on-road dual-route bicycle facilities must be provided to meet the recommendations of the master plan as well. Therefore, on-road dual-route facilities shall be provided along Floral Park Road and Accokeek Road, subject to the approval of the applicable permitting agency.

In addition, the master plan recommends the following policies (page 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**

- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The planned development includes a shared-use path along the property frontage, a comprehensive internal network that connects to a trail, and a continuous sidewalk network within the site. The frontage along Floral Park Road and MD 373 shall be improved with a 10-foot-wide shared-use path and shared roadway markings and signage. Paved shoulders can also meet the intent of the master plan for the on-road component of a dual-route facility.

These pedestrian and bicycle improvements will need to be further evaluated at the time of SDP, in conjunction with any frontage improvements required by the operating agency. As part of the bicycle and pedestrian impact statement, the development will also create a new shared-use path along Floral Park Road, in the vicinity of adjacent properties, meeting the intent of these policies.

Access and Circulation
The subject PPS shows five access points for the property. Three access points are provided along MD 373, and two along Floral Park Road. As part of the traffic impact study evaluated with Certificate of Adequacy ADQ-2024-019, the applicant analyzed each of the five access points identified in the exhibit below to determine any required frontage improvements. The results of the analysis showed that four access points meet the adequacy requirements, as provided (access points A, B, D and E). The fifth access point (access point C) would meet the requirements with the improvement of a deceleration lane along MD 373.

Within the site, a 10-foot-wide shared-use path for the alignment of the Burch Branch Trail, bikeway facilities, and sidewalk along both sides of the roadway are provided. Exhibits were provided showing parking, pedestrian circulation, trail location, and truck turning plans, all of which were found to be acceptable.

Given the above findings, multimodal transportation facilities will exist to serve the subdivision, as required under Subtitle 27, and will conform to both the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The master plan contains the following goals (page 129):

- **Needed public facilities are provided at locations that effectively and efficiently serve the existing and future population.**
- **Schools operate at 100 percent of capacity or less to provide an effective, quality learning environment. .**
- **Priority is given to funding public facilities to support development in the Developing Tier policy area.**
- **All new public facilities are constructed to LEED (Leadership in Energy Efficiency and Design) standards or the equivalent and existing buildings will be retrofitted to make them energy efficient.**

The proposed development will not impede achievement of any of the above-referenced goals. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property. The ADQ process evaluates the infrastructure necessary to support a proposed development is allocated.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

The subject project is located in Planning Area 85A - Brandywine and Vicinity. The 2025–2030 *Fiscal Year Approved CIP Budget* does not identify any new construction projects proposed for this area.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 Water and Sewer Plan placed the property in the water and sewer Category 4, "Community System Adequate for Development Planning." This category comprises properties where water and sewer lines are available and/or accessible for extending.

An administrative amendment will be required to advance the site to water and sewer Category 3 prior to approval of the final plat. Category 4 is sufficient for PPS approval.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

> "Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748."

The standard requirement for public utility easements (PUEs) is a minimum of 10 feet wide along both sides of all public rights-of way. PUEs must be located outside of the sidewalk, and must be contiguous to the right-of-way. The subject site has frontage along Floral Park Road at its northern boundary, and MD 373 along its southern boundary. The PPS provides the required 10-foot-wide PUE along the frontage of both roadways abutting the existing and ultimate right-of-way lines.

In addition, Section 24-128(b)(12) of the prior Subdivision Regulations requires that all private streets have a 10-foot-wide PUE along at least one side of the right-of-way. The PPS includes private streets throughout the development, and shows PUEs along at least one side of all private streets.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 155–159). However, these are not specific to the subject site, or applicable to the proposed development. A stated goal of the master plan is to preserve and protect historic resources that are significant for their archeological value (page 155), through the strategy of encouraging interpretive plaques about archeology, as part of the development review process (page 159).

A Phase I archeological survey was completed on the 278.09-acre Estates of Pleasant Valley property, in September 2007. Three 20th-century archeological sites were identified—18PR915, 18PR916, and 18PR917. Site 18PR915 is the remains of a farmstead dating to the second and third quarters of the 20th century. Site 18PR916 is a late 19th to 20th-century barn ruin. Site 18PR917 is an extensive mid-20th-century artifact scatter that likely represents contract refuse removal from the Statler Hotel in the District of Columbia in the 1940s, and manure spreading after feeding the mixed refuse to swine. These sites were disturbed by their subsequent demolition; no intact archeological deposits or features were noted in the Phase I survey. Therefore, after analysis of this information, no further work was recommended on the Estates of Pleasant Valley property.

A Phase I archeological survey of 11.3 acres, including Parcel 143 (Tax ID 1140235), Parcel 037 (Tax ID 1174572), Parcel 236 (Tax ID 5528410), and Parcel 188 (Tax ID 1189182) was completed in March 2024. One archeological site, 18PR1259, was identified. It is a precontact lithic concentration located in the northwest corner of Parcel 188. Shatter, early, and biface reduction flakes were identified in one shovel test pit. Archeological Site 18PR917, the extensive mid-20th-century artifact scatter identified during the 2007 archeological survey, was expanded to include all of Parcel 236. These sites were highly disturbed, and no intact archeological features were identified.

Therefore, no further archeological work was recommended on Parcels 037, 143, 188, and 236 and no further archeological investigation is required.

13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
SE-1589	N/A	District Council	Approved	9/20/1967	ZO No. 444-1967
SE-1590	N/A	District Council	Approved	9/20/1967	ZO No. 445-1967
SE-1593	N/A	District Council	Approved	9/20/1967	ZO No. 450-1967
SE-2903	N/A	District Council	Approved	4/26/1976	
SE-4043	TCPII-225-91 TCPII-213-91	District Council	Approved	10/9/1992	Z.O. No. 44-1992
NRI-150-06	N/A	Staff	Approved	3/9/2007	N/A
S-07002	N/A	Planning Director	Certified	11/7/2007	N/A
4-07076	TCP1-044-07	Planning Board	Approved	3/22/2012	08-64
S-09001	N/A	N/A	Dormant	3/18/2016	N/A
A-10060	N/A	District Council	Approved	10/17/2021	2021-92 ZO No. 9-2022
NRI-150-06-01	N/A	Staff	Approved	8/19/2022	N/A
CDP-22001	TCP1-012-2023	Planning Board	Approved	10/19/2023	2023-108
SDP-2304	TCP2-011-2024	Planning Board	Approved	6/13/2024	2024-057
4-24013	TCP1-012-2023-01	Planning Board	Approved	Approved	2025-060

Grandfathering

This property is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property had a tree conservation plan that was accepted for review on or before June 30, 2024. The property must conform to the environmental regulations of the 2010 WCO and the 2018 Environmental Technical Manual (ETM). The property is also subject to the environmental regulations of the prior Subdivision Regulations and prior Zoning Ordinance because there are previously approved development review entitlements, Comprehensive Design Plan CDP-22001 and SDP-2304.

Environmental Site Description

The entire site is within Environmental Strategy Area 2 (formerly the Developing Tier) as designated by Plan 2035. The mapped green infrastructure network on this site contains regulated and evaluation areas. The regulated areas are mapped in association with the on-site Burch Branch stream, a tributary to Piscataway Creek, and its own tributaries, and the evaluation area is associated with the woodland adjacent to the stream valleys, which provide wildlife connections between the streams. The on-site stream (Burch Branch) is a Secondary Corridor to the Piscataway Creek, a Primary Corridor, and it is identified in the Green Infrastructure Plan (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* as containing unique environmental features requiring careful consideration when proposing land development. The prior sand and gravel mining operations in the southern development area between the PEPCO land/easement/Transmission lines and MD 373 can be seen on the 1980 and 1984 aerial photographs on PG Atlas. Woodland clearing and installation of a gas line are also visible on the 1968 aerial photograph, along the western boundary.

According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property.

The property included in the PPS, verified with Natural Resources Inventory Plan NRI-150-06-01, contains mapped REF including streams, wetlands, and 100-year floodplain. The site contains mapped forest interior dwelling species habitat. Marlboro clays and Christiana complexes are not mapped on-site. The on-site stream, Burch Branch, flows into the Piscataway Creek. The Piscataway Creek and Burch Branch are designated by the state as Tier II waterways, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. The entire property is within the Piscataway Creek watershed, which is further discussed below.

The conservation methods of the WCO require priority be placed on the preservation of the on-site woodland and wildlife habitat areas, the planting of stream corridors, and emphasize the preservation of large contiguous woodland within the green infrastructure network. The site contains mapped forest interior dwelling species habitat, which is another high priority for preservation and enhancement of on-site woodland.

Plan 2035
While this PPS is not required to conform to Plan 2035, the site is located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, and in the Established Communities of the General Plan Growth Policy map, as designated by Plan 2035. However, the site is not within the boundaries of a transit-oriented center as identified in Plan 2035.

Environmental Conformance With Applicable Plans

Master Plan Conformance
The Environmental Infrastructure section of the master plan (Section V, page 67) contains goals, policies, recommendations, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **bold** is the text from the master plan and the plain text provides comments on plan conformance.

Policies (page 71)**:**

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**

- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**

- **Protect, preserve and enhance the identified green infrastructure network within Subregion 5.**

The overall project site does contain REF, woodland areas, and elements of the GI Plan; the site is required to provide bioretention and infiltration per the approved SWM concept letter. Open space requirements will be reviewed with subsequent development applications. The previous SDP approved impacts to REF for infrastructure only (SWM and road crossings). This PPS approves three new impacts to on-site 100-foot stream buffers for the two trail connections and one road tie-in grading area.

Conformance with the GI Plan is discussed further below in this finding.

Policies (page 76)**:**

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**

- **Protect and restore groundwater recharge areas such as wetlands and headwater areas of streams.**

In accordance with this master plan policy and Section 24-130(b)(3), the proposed development is subject to current SWM requirements. This PPS approves 783 lots and 97 parcels for residential development consisting of 530 single-family detached and 253 single-family attached dwellings on a fully wooded parcel. The SWM design is required to be reviewed and approved by DPIE, to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code of the Prince Geore's County Code. This requires that the environmental site design (ESD) be implemented to the maximum extent practicable. The approved SWM concept plan shows the use of microbioretention ponds and submerged gravel wetlands.

Policies (page 82)**:**

- **Ensure that, to the extent that is possible, land use policies support the protection of the Mattawoman Creek.**

- **Conserve as much land as possible in the rural tier portion of the water shed as natural resource land (forest, mineral, and agriculture).**

- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.**

The site is within the Piscataway Creek watershed in the Developing Tier and not in the Rural Tier. This site is in Environmental Strategy Area 2. This PPS is not a conservation subdivision and is not located within the Brandywine Community Center. In accordance with this master plan policy and Section 24-130, the development of the site is subject to

the current SWM regulations, which require that ESD be implemented to the maximum extent practicable.

The property is divided by a PEPCO and Washington Gas Light Company utility line easement. The development areas have been designed to stay outside the REF areas, other than the required stream crossing, utility lines, and SWM outfalls. Twenty impacts to the primary management area (PMA) were approved with the SDP-2304 for infrastructure. This PPS approves impacts for road tie-in grading and trail connections for community connectivity. The remaining sensitive areas will be preserved within protective easements in accordance with Section 24-130(b)(5) of the prior Subdivision Regulations.

Policy (page 83)**:**

- **Enhance the County's Critical Area protection management in response to local, regional, and statewide initiatives and legislative changes.**

The subject property is not located within the Chesapeake Bay Critical Area.

Policies (page 84)**:**

- **Reduce air pollution through transportation demand management (TDM) projects and programs.**

- **Promote "climate-friendly" development patterns through the planning processes and land use decisions.**

- **Increase awareness of the sources of air pollution and green-house gas emissions.**

The development of this site is subject to the WCO and current tree canopy coverage requirements. The presence of woodland and tree canopy, particularly over asphalt and other developed surfaces, are proven elements to lessen climate impacts of development and the associated heat island effect, which are known contributors to climate change.

Policy (page 86)**:**

- **Encourage the use of green building techniques that reduce resource and energy consumption.**

In accordance with this master plan policy, development applications for the subject property that require architectural approval should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques is encouraged to be implemented to the greatest extent possible.

Policy (page 87)**:**

- **Ensure that excessive noise-producing uses are not located near uses that are particular sensitive to noise intrusion.**

Excessive noise producing uses are not proposed.

Conformance with the Green Infrastructure Plan
The GI Plan was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Prince George's County Council Resolution CR-11-2017). According to the GI Plan, a majority of the site is either in a regulated or evaluation area within the designated network of the plan. There are five areas that are not within the network area but are surrounded by both regulated and evaluation areas. The regulated areas contain intermittent and perennial streams, associated stream buffers, and adjacent woodlands. Impacts are shown within both the regulated and evaluation areas for residential development.

The following policies and strategies are applicable to the subject PPS. The text in **bold** is the text from the GI Plan and the plain text provides comments on plan conformance:

POLICY 1: Preserve, enhance and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan 2035.

1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:

a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.

b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.

c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.

d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.

The previously approved CDP and SDP applications showed the development of a mostly wooded site, with a design to preserve as much of the on-site REF woodland as possible. All infrastructure impacts were approved with the SDP.

The on-site Burch Branch and unnamed tributaries were maintained to the fullest extent practicable with minor impacts for SWM outfall structures, utility line and road crossing. This PPS evaluates impacts to the stream for several required stream crossings. The PPS design provides an extensive amount of on-site woodland preservation and reforestation planting that will be placed in a conservation easement. This easement will ensure that the existing wooded Burch Branch stream corridor will be preserved.

The PPS includes SWM impacts to REF areas which were reviewed and approved with the SDP for infrastructure application. These impacts were limited to woodland clearing and impacts to REF areas for the construction of required stormwater structures and are consistent with the SWM concept plan approved by DPIE.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/or planting of a new corridor with reforestation, landscaping and/or street trees.

The subject property contains both evaluation and regulation areas and, therefore, does not contain network gap areas. In accordance with this master plan policy and strategy, Section 24-132 of the prior Subdivision Regulations and Section 25-121(b) of the WCO, woodland preservation is shown, which will improve the green infrastructure network.

2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.

The PPS shows infrastructure impacts to REF for woodland clearing disturbances that were reviewed and approved with SDP-2304, to construct the required infrastructure in the form of road crossings, utilities (water and sewer connections), and SWM structures that were approved by DPIE. Mitigation to streams, wetlands, and wetland buffers will be reviewed by the Maryland Department of the Environment (MDE). Woodland replacement for infrastructure clearing will be included in the overall woodland conservation requirement per the WCO. This PPS includes three additional PMA impacts to the on-site REF for trail connections and a road tie-in grading location, which are discussed further below.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.

In accordance with this master plan strategy, this PPS shows the construction of a trail connection to a future master-planned stream valley trail across Burch Branch. There is another interior pedestrian trail impact evaluated with this PPS. This master-planned trail alignment will be coordinated with the Prince George's County Department of Parks and Recreation (DPR).

This PPS evaluates two trail sections that were not approved under prior applications. The REF impacts approved with this PPS for pedestrian trails is discussed in the Regulated Environmental Features section of this finding.

3.4 Ensure full compliance with and enforcement of all existing regulations including the Chesapeake Bay Critical Area (CBCA) and the Woodland and Wildlife Conservation Ordinance.

b. Enhance enforcement efforts associated with state-mandated tree conservation and CBCA plans.

This subject property is not located within the Chesapeake Bay Critical Area. The PPS is reviewed using the WCO. The woodland requirement is met with on-site woodland preservation and reforestation, and off-site woodland credits.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

In accordance with this master plan policy, Section 24-130(b)(5), and Section 25-122(d) of the WCO, the on-site woodland preservation and reforestation areas will be placed in a woodland and wildlife habitat conservation easement with the Type 2 tree conservation plan (TCP2) review.

The applicable area of this PPS is part of the Piscataway watershed system. Only the mainstream of Piscataway Creek is identified by the master plan as a special conservation area. The property does not contain special conservation areas associated with tributaries to Piscataway Creek. All on-site woodland preservation and reforestation areas will be placed in a conservation easement in accordance with Section 24-130(b)(5), to further protect the on-site Burch Branch stream valley system.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.

This master plan policy, and Sections 24-130(b)(3), 24-130(b)(5), and 24-130(c) of the prior Subdivision Regulations require that developments treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. The proposed outfall structures are located on-site within the stream system and will be reviewed by DPIE and the Prince George's County Soil Conservation District (PGSCD).

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

This PPS proposes to preserve on-site woodland within stream and wetland areas. Any impact to these areas are for required SWM facilities, sewer line connections, the requested trail connections, and road grading. These areas cannot be replanted due to access and maintenance requirements. The PPS includes reforestation along the on-site wooded stream buffer systems, which will expand forested stream buffers to improve the water quality.

POLICY 7: Preserve, enhance, connect, and restore forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

This PPS meets its woodland conservation requirement with woodland preservation, reforestation, and off-site woodland credits, in accordance with this master plan policy and Section 24-132(a) of the prior Subdivision Regulations, and not through the use of fee-in-lieu.

7.10 Continue to focus conservation efforts on preserving existing forests and ensuring sustainable connectivity between forest patches.

Retention of existing woodlands and planting of native species on-site is required by both the ETM and the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Most of the on-site preservation is preserved within the on-site regulated area and REF areas.

Other Environmental Review

Natural Resources Inventory/Environmental Features
Section 24-120(a)(22) of the prior Subdivision Regulations requires an NRI plan with PPS applications. NRI-150-06-01 was approved on August 19, 2022, and was provided with this PPS. The Type 1 tree conservation plan (TCP1) shows the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Woodland Conservation
TCP1-012-2023-01 was submitted with this PPS. The overall site contains a total of 202.91 acres of net tract woodlands, 29.24 acres of wooded floodplain, and has a woodland conservation threshold of 51.22 acres (20 percent/prior Residential Suburban Development (R-S) Zone). The development proposes to clear 123.41 acres of woodland in the net tract, 2.31 acres of wooded floodplain, and 7.23 acres of off-site clearing, resulting in a woodland conservation requirement of 91.62 acres. The off-site woodland clearing is to connect to the nearest existing sewer line. The TCP1 and woodland conservation worksheet shows 73.39 acres of on-site preservation, 14.55 acres of reforestation, and 3.68 acres of off-site woodland credits, for a provided woodland conservation of 91.62 acres.

Specimen Trees
Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the [Environmental] Technical Manual."

The site contains 275 on-site specimen trees with 151 rated in good condition, 108 rated in fair condition, 10 rated in poor condition, 1 rated in fair/poor condition, and 5 specimen trees not rated. The recently approved SDP approved the removal of 22 specimen trees, specifically Specimen Trees ST-2, ST-4, ST-10, ST-24, ST-26, ST-33, ST-34, ST-36, ST-37, ST-74, ST-81, ST-90, ST-125, ST-126, ST-147, ST-176, ST-177, ST-219, ST-221, ST-235, ST-248, and ST-249.

The current PPS requests the removal of an additional 54 specimen trees and preserving 199 specimen trees. The 54 specimen trees are identified as ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, and ST-240 through ST-247. The 54 specimen trees requested for removal have condition ratings of good (40 specimen trees), fair (10 specimen trees), poor (3 specimen trees), and poor/fair (1 specimen tree).

Review of Subtitle 25 Variance Request
A Subtitle 25 WCO Variance application and a statement of justification (SOJ), in support of a variance, was received for review with this PPS and was dated August 2024. The following is the evaluation for the removal of 54 specimen trees.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The letter of justification submitted by the applicant seeks to address the required findings for the 54 specimen trees.

Statement of Justification Request:
A variance from Section 25-122(b)(1)(G) of the WCO was requested for the clearing of 54 on-site specimen trees. The requested 54 specimen trees are shown within development areas on the approved TCP2 associated with SDP-2304 and were not shown within preservation areas. The Saddle Ridge development is mostly outside of the REF and limited the PMA impacts for infrastructure to preserve these sensitive areas. Three of the requested 54 trees are located inside of the PMA, specifically ST-18, ST-45, and ST-193. The submitted variance provided an analysis for every individual specimen tree to be removed with consideration of the species construction tolerance, the amount of critical root zone impact, the condition of the tree, and the distance to the PMA.

This variance was requested from Section 25-122 of the WCO, which requires that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The subtitle variance application form requires a SOJ of how the findings are being met.

The text in **bold**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

The applicant states that special conditions peculiar to the property have caused unwarranted hardship because the site is split in two by a PEPCO transmission line and has extensive REF throughout the applicable areas of this PPS. Development of the residential lots is generally located outside the PMA, with the exception of the SWM structures and utility line connections. In accordance with Part C of the 2018 ETM, utility connections and SWM outfalls are considered necessary impacts to the PMA for development of a site to provide adequate stormwater drainage and sewage flow.

It was, therefore, found that retaining the 54 specimen trees throughout the site and not impacting their critical root zone is not feasible due to the extent of on-site PMA and the large amount of specimen trees. There are 275 specimen trees scattered throughout the Saddle Ridge property, both inside and outside of the PMA. Out of the requested 54 specimen trees to be removed, over 68 percent (37 specimen trees) of the trees are Tulip poplar. This species of tree is fast-growing and has poor construction tolerance. Tulip poplars do not tolerate construction activity and will likely become hazard trees and need removal if left adjacent to grading activities. Grading for the housing development to provide adequate slope to drain the stormwater is required by DPIE. The requirement to develop property in conformance with the zoning regulations for attached and detached residential dwellings, and providing the required parking and circulation, are not a special requirement peculiar to the property and are not considered a hardship. The management

of stormwater is a requirement for any development in Prince George's County and is not considered peculiar to this property or an unwarranted hardship.

In relation to other properties in the area, special conditions peculiar to the property would cause unwarranted hardship if the applicant were required to retain the 54 specimen trees with their critical root zones. The applicable areas of this PPS have significant REF and PMA, and the majority of the 54 trees are scattered throughout the area outside the PMA. The three specimen trees inside of the PMA requested for removal are ST-18, ST-45, and ST-193.

The proposed use for a residential development consisting of 534 single-family detached and 252 single-family attached dwellings is a significant and reasonable use for the subject site within the Legacy Comprehensive Design Zone. Requiring the applicant to retain these 54 specimen trees on the site would further limit the area of the site available for development to the extent that it would cause the applicant an unwarranted hardship.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas. All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of the WCO and the 2018 ETM for site-specific conditions.

Specimen trees grow to such a large size because they were left undisturbed on a site for sufficient time to grow. These specimen trees are scattered throughout the 289.36-acre site. This site had mining activities in the past and the woodland areas not affected by the mining grew to larger sizes. These undisturbed woodland areas were both within and outside the on-site PMA. The development is limiting the woodland clearing to the areas outside the PMA to preserve the REF. Based on the location and species of the specimen trees requested for removal, retaining the trees and avoiding disturbance to the critical root zone would have a considerable impact on the development potential of the property. If similar trees were encountered on other sites, they would be evaluated under the same criteria.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Not granting the variance would prevent the Saddle Ridge project from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other similar residential developments were mostly wooded with significant REF and amounts of specimen trees scattered outside the PMA, it would be given the same considerations during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

The applicant has taken no action leading to the conditions or circumstances that are the subject of the variance request. Removal of the 54 specimen trees is the result of their location within the proposed residential development, outside the significant on-site PMA. These trees are requested for removal to achieve a reasonable development for a residential community with associated infrastructure.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

There are no existing conditions, existing land uses, or building uses on the site or on neighboring properties that have any impact on the location or size of the 54 specimen trees.

These specimen trees have grown to specimen tree size based on natural conditions and have not been impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality.

The granting of the variance to remove 54 specimen trees will not adversely affect water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by PGSCD. Both SWM and sediment and erosion control requirements are to be met in conformance with State and local laws to ensure that the quality of water leaving the site meets the State standards to ensure that no degradation occurs.

Analysis of Specimen Tree Removal Variance
The applicant submitted a variance request to remove 54 specimen trees (ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, ST-240 through ST-247), for the proposed development of the Saddle Ridge residential subdivision. These specimen trees were requested for removal due to their construction tolerance, distance from impact to the tree, condition of the tree, and location outside the PMA.

The required findings of Section 25-119(d) of the WCO have been adequately addressed for the removal of 54 specimen trees. Therefore, the variance for removal of 54 specimen trees identified as ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, and ST-240 through ST-247 is approved.

Regulated Environmental Features
The applicable areas of this PPS contain REF including steep slopes, floodplains, wetlands, streams, and their associated buffers which comprise the PMA.

Section 24-130(b)(5) states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25 of the WCO. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27 of the prior Zoning Ordinance, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to REF areas should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. The SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to develop the site in conformance with the County Code.

The previously approved SDP-2304 approved 20 PMA impacts (A, B, C, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and U) for stormwater control facilities and sanitary service connections with the infrastructure application. This PPS evaluated three additional PMA impacts. An SOJ was received with the PPS, dated December 2024, for approval of three impact areas (D, V, and W).

Analysis of Impacts
Based on the SOJ, the applicant requested a total of three impacts, as described below:

Impact Area	Impact Type	Prop. PMA Impact Sq. Ft.	Prop. Stream Impact Lf.	Prop. Wetland Impact Sq. Ft.	Prop. Wetland Buffer Impact Sq. Ft.	Prop. Stream Buffer Impact Sq. Ft.	Prop. Floodplain Impact Sq. Ft.
D	Trail	5,906	39	-	-	5,810	-
V	Trail	43,551	17	-	-	6,121	1,922
W	Road Grading	4,482	-	-	-	-	-

PMA = primary management area
SWM = stormwater management
Sq. Ft. = square feet
Lf. = linear feet

Totals			
Impact Area	**Square Feet**	**Acres**	**Linear feet**
Primary Management Area	42,168	0.97	-
Streambed	-	-	56
Stream Buffer	11,931	0.27	-
Floodplain	1,922	0.04	-

Road - Tie-In Grading – one road impact– Impact Area W
An interior road is located outside of the PMA, but due to the adjacent steep slopes, impacts are required to tie in proposed grades with existing contours. This impact is required to give the adequate slope grade off the roadway to prevent soil failure.

Trail Crossing – Impact Area D
This trail impact is to convert an existing farm road stream culvert crossing into a pedestrian trail crossing. The trail will connect two of the on-site development areas and continue with a subdivision trail system.

Trail Construction – Impact Area V
This trail impact is for a pedestrian trail from the residential area to a future master plan trail. The trail will connect the residential subdivision through the wooded PMA area to the master-planned trail, impacting stream buffer, steep slopes, stream, and floodplain.

This PPS will provide trail connections and adequate road tie-in grading for the Saddle Ridge residential subdivision. Therefore, the three impact areas (D, V, and W), as necessary impacts for development of this subdivision, are approved.

Based on the level of design information provided with this PPS, the REF on the subject property have been preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the SOJ for Impacts to Regulated Environmental Features and associated exhibits from Rodgers dated August 2024, requesting three PMA impacts (Impact Area D, V, and W). Therefore, the three impacts are approved.

Soils
Section 24-131 of the prior Subdivision Regulations states "The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes."

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Aquasco silt loam, Beltsville silt loam, Croom gravelly sandy loam, Croom-Marr complex, Grosstown-Woodstown-Beltsville complex, Hoghole-Grosstown complex, Lenni and Quindocqua soils, Leonardtown silt loam, Marr-Dodon

complex, Potabac-Issue complex, Udorthents soils, and Westphalia and Dodon soils. Marlboro and Christiana clay are not found to occur on this property.

The site was previously mined for sand and gravel. Undocumented existing fill materials were encountered over majority of the southern portion of the site, where reclaiming activities took place, on which direct structural support is not suitable. The geotechnical report provided by the applicant for review with SDP-2304 provided recommendations such as lowering proposed grades, undercutting unsuitable subgrade and replacing them with compacted fill, proof rolling, etc. to improve the uncontrolled fill areas for the structural support of the residential subdivision development. Settlement evaluation on loose of soft fills is required according to the report. This geotechnical mitigation work shall be further analyzed and approved by DPIE with the grading permit review.

Erosion and Sediment Control
This site is within a Tier II catchment area which are high-quality waters within the State of Maryland, as designated by MDE, that are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with PGSCD requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by PGSCD. This Tier II buffer is shown on the approved NRI and submitted TCP1. PGSCD will review the proposed buffer impacts with the future erosion and sediment control plans.

14. **Urban Design**—This development requires filing an SDP in accordance with Section 27-478 of the prior Zoning Ordinance. The general uses proposed for this property in the R-S Zone are permitted per Section 27-515 of the prior Zoning Ordinance. Under the prior Zoning Ordinance, conformance to, but not limited to, the following regulations will be required to be demonstrated, at the time of SDP review:

- Section 27-480 – General development regulations (Comprehensive Design Zones)
- Section 27-511 – Purposes of the R-S Zone
- Section 27-513 – Regulations (R-S) Zone
- Section 27-528 – Planning Board action (Specific Design Plans)
- Part 11 – Off-Street Parking and Loading; and
- Part 12 – Signage

Conformance with the requirements of the Landscape Manual and the Prince George's County Tree Canopy Coverage Ordinance will also be evaluated at the time of SDP. Per Section 27-511(a)(5) of the prior Zoning Ordinance, one of the purposes of the R-S Zone is to encourage and stimulate balanced land development. The submitted PPS achieves the intent of this Ordinance, in part, by providing a lotting pattern that separates each of the 11 groups (sticks) of townhomes in the northern development pod by 10 feet, except for one separation of these

sticks, between Lots 4 and 5, Block B, which provides a 5-foot separation. Therefore, the applicant shall increase the distance between these two townhouse sticks (Lots 4 and 5, Block B) to 10 feet, in keeping with the intended design of the PPS, in accordance with Section 27-511(a)(5), prior to signature approval of the PPS.

15. **Community Feedback**—The Planning Board received seven items of additional backup regarding the subject PPS, prior to the noon deadline on July 8, 2025. The first item (Applicant's Exhibit 1) was submitted by the applicant to request a revision to Condition 18 in the technical staff report. Exhibit 4 was a letter from the Prince George's County Council Budget and Policy Analysis Division, which included a policy analysis and fiscal impact statement on Council Bill CB-29-2025. Opponent Exhibits 5 through 9 were letters from citizens and community or homeowners associations. In the letters, the citizens and community associations expressed concerns regarding the impact of the development on the surrounding community and the issue of adequate public facilities, with regard to police response times.

It is noted, however, that the adequacy of public facilities such as, for example, transportation, police, and schools were evaluated and approved by the Planning Director during the ADQ process and not before the Planning Board for its review of this PPS.

16. **Planning Board Hearing**—At the July 10, 2025 Planning Board hearing, staff presented a slide-by-slide presentation of the PPS to the Board. Staff provided information on the revisions to Condition 18 requested by the applicant and, instead, recommended revised language. The revised language for Condition 18 would allow the construction drawings for the master-planned trail to be reviewed at the time of future SDP. The applicant's attorney, Matthew C. Tedesco, then spoke on behalf of the applicant, beginning his summary by stating that, notwithstanding the fact that this PPS has a supporting approved ADQ that allowed for mitigation of failed police response times through the payment of a fee under an applicant-executed mitigation agreement, the applicant reserves their rights to appeal the conditions of approval of the ADQ, which includes the condition requiring a mitigation agreement. Mr. Tedesco then continued by providing a brief history of the project and its prior uses, emphasizing the project's consistency with prior approvals and the residential low development recommended by the General Plan and the master plan. He further noted the various housing styles at different price points proposed throughout the development. He then concluded his remarks by listing the applicant's citizen outreach efforts and that the applicant is in agreement with staff's recommendations and the revised language for Condition 18, as read into the record by staff.

One resident and two representatives of community and homeowners associations (Villages of Savannah Homeowners Association and Brandywine TB Southern Region Neighborhood Coalition) provided testimony, in opposition of this case. All three speakers testified to the same general concerns regarding safety, inadequate infrastructure, quality of life, increased traffic, police adequacy, and overburdened schools. The speakers also mentioned lack of health care facilities in the area, environmental degradation and the removal of specimen trees, and lack of outreach to the community by the applicant. The applicant then addressed the testimony its rebuttal. The Planning Board then approved the PPS unanimously, with conditions, as recommended by staff, and approved revised Condition 18, as read into the record by staff.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Barnes voting in favor of the motion at its regular meeting held on Thursday, July 10, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of July 2025.

Darryl Barnes
Chairman

By Jessica Jones
Planning Board Administrator

DB:JJ:JB:rpg

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: July 22, 2025

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Certificate of Adequacy

ADQ- 2024-019

General Information

Project Name: Saddle Ridge

Case Number: ADQ-2024-019

Associated Preliminary Plan of Subdivision or Final Plat: 4-24013

Use Type: Residential

Dwelling Unit Type and Number: 530 SFD & 253 SFA

Gross Floor Area (nonresidential): N/A

Project Location

Project Location: On the north side of MD 373 (Accokeek Road), approximately 0.75 miles west of its intersection with MD 5 (Branch Avenue)

Lot/Parcel: Multiple

Tax Account: Multiple

Property Zone: LCD

Council District: 09

Planning Area: 85A

Municipality: N/A

Election District: 11

Transportation Service Area: 2

Police District: VII

School Cluster Area: 6

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	Yes	Yes
Parks and Recreation *(Transit-Oriented/ Activity Center Zones and Employment Areas)*	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation *(All Other Zones)*	15 acres per 1,000	Yes	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	Yes	Yes
Fire and Rescue—Residential Use	7 minutes travel time	Yes	No
Fire and Rescue—Non-Residential Use	5 minutes response time	N/A	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	Yes	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Transportation Planning Section (Patrick to Bartlett, May 6, 2025)*
- *Special Projects Section (Ray to Bartlett, July 9, 2025)*
- *Department of Parks and Recreation (Thompson to Bartlett, April 30, 2025)*

Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☑ Approved with the conditions (indicated here):

☐ Denied

1) Total development within the subject property shall be limited to uses that would generate no more than 575 AM and 681 PM peak-hour vehicle trips.

2) Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following roadway improvements, as designated below, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

   (a) MD 373/ Southeast Site Access

      (i) Construction of a deceleration lane along MD 373

3) Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), in accordance with Prince George's County Council Resolution CR-9-2017. All fees shall be paid to Prince George's County (or its designee), to be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and/or Department of Public Works and Transportation (DPW&T).

4) Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), in accordance with Prince George's County Council Resolution CR-9-2017. All fees shall be paid to Prince George's County (or its designee), to be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and/or Department of Public Works and Transportation (DPW&T).

5) The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the Specific Design Plan.

6) Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

   (a) Floral Park Road (east of Whitaker Park Drive)

      (i) Construct approximately 750 liner feet of a ten-foot-wide shared use path

7) Prior to Planning Board approval of the preliminary plan of subdivision (PPS), the applicant shall enter into and submit a ratified Public Safety Mitigation Fee agreement with the M-NCPPC Prince George's County Planning Department, in accordance with the Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure (CR-078-2005), for the mitigation of residential police response times.

8) Prior to the issuance of each building permit for the development, in accordance with Prince George's County Council Resolution CR-80-2025, a Public Safety Mitigation Fee shall be paid in the amount of $6,099 per dwelling unit based on the Office of Management and Budget FY 2025 Consumer Price Index annual adjustment. The per unit factor of $6,099 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for All Urban Consumers. The actual fee to be paid will depend upon the year the building permit is issued.

SIGNATURE

Planning Director

07/09/2025
Date of Approval

This certificate of adequacy is valid for 12 years from the date of approval of the associated preliminary plan of subdivision, subject to the additional expiration provisions of Section 24-4503(c).

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

May 6, 2025

MEMORANDUM

TO: Jason Bartlett, Zoning Section, Development Review Division

FROM: Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: ADQ-2024-019, Saddle Ridge

Proposal

The referenced Certificate of Adequacy (ADQ) application is being reviewed with the Preliminary Plan of Subdivision (PPS) 4-24013, which proposes the subdivision of land for the development of a large residential community within the Legacy Comprehensive Design (LCD) zone. The Transportation Planning Section's (TPS) review of the referenced ADQ application was evaluated under the current Zoning Ordinance and Subdivision Regulations.

Criteria for Establishing Transportation Adequacy

The subject property is located within TSA 2, as defined in the *Plan Prince George's* 2035 *Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.

For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed and the standard of CLV is 1,150 or less.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation

Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed and the standard of CLV is 1,150 or less.

Analysis of Traffic Impacts

The applicant submitted a traffic impact study (TIS) for staff review and analysis for the determination of adequacy.

Trip Generation

The table below summarizes trip generation for each peak period that will be used in reviewing site traffic-generated impacts and developing a trip cap for the site:

Trip Generation Summary: ADQ-2024-019 Saddle Ridge								
			AM Peak Hour			PM Peak Hour		
Land Use	Quantity	Metric	In	Out	Total	In	Out	Total
Single Family	530	units	80	318	398	311	167	478
Townhomes	253	units	36	141	177	132	71	203
Total Trip Cap Recommendation			**575**			**681**		

The traffic generated by the proposed application would impact on the following intersections in the transportation system:

1. US 301 / MD 381 (signalized)
2. MD 5 Service Road / Northbound (NB) MD 5 On Ramp (signalized)
3. MD 5 Service Road / Southbound (SB) MD 5 Off Ramp (signalized)
4. MD 5 Service Road / Brandywine Road (signalized)
5. MD 5 Service Road / Accokeek Road (Roundabout)
6. Brandywine Road / Floral Park Road (unsignalized)
7. Floral Park Road / Northeast Site Access (unsignalized)
8. Floral Park Road / Northeast Site Access/Whitaker Park Drive (unsignalized)
9. MD 373 / Southeast Site Access (unsignalized)
10. MD 373 / Southeast Site Access (unsignalized)
11. MD 373 / Southwest Site Access (unsignalized)
12. MD 5 / Moores Road (unsignalized)
13. MD 5 / Earnshaw Drive (Signalized)

Existing Traffic

The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
1. US 301 / MD 381 (signalized)	1321	1220	D	C
2. MD 5 Service Road / Northbound (NB) MD 5 On Ramp (signalized)	653	513	A	A

3. MD 5 Service Road / Southbound (SB) MD 5 Off Ramp (signalized)	501	650	A	A
4. MD 5 Service Road / Brandywine Road (signalized)	699	1132	A	B
5. MD 5 Service Road / Accokeek Road (Roundabout)	v/c=0.405	v/c=0.647	Pass	Pass
6. Brandywine Road / Floral Park Road (unsignalized)	14.2 sec	14.9 sec	Pass	Pass
7. Floral Park Road / Northeast Site Access (unsignalized)	-	-	-	-
8. Floral Park Road / Northeast Site Access/Whitaker Park Drive (unsignalized)	11.0 sec	10.2 sec	Pass	Pass
9. MD 373 / Southeast Site Access (unsignalized)	-	-	-	-
10. MD 373 / Southeast Site Access (unsignalized)	-	-	-	-
11. MD 373 / Southwest Site Access (unsignalized)	-	-	-	-
12. MD 5 / Moores Road (unsignalized) *Step 1: HCS Delay Test* *Step 2: Minor Street Volume*	 > 500 sec <100 veh	 58.4 sec <100 veh	 Fail Pass	 Fail Pass
13. MD 5 / Earnshaw Drive (Signalized)	1800	1668	F	F
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. A v/c ration greater than 0.850 is generally considered unacceptable; however, the operating agency can deem, in writing, a v/c ration between 0.850 and 0.900 to be acceptable.				

The traffic analysis indicates that the intersection of MD 5 and Earnshaw Drive is currently operating below the established threshold.

Background Traffic
The traffic analysis identified 21 background developments whose impact would affect study intersections. Additionally, an annual growth of 1% over six years was applied to the traffic counts.

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
1. US 301 / MD 381 (signalized)	1932	2047	F	F
2. MD 5 Service Road / Northbound (NB) MD 5 On Ramp (signalized)	926	731	A	A

3. MD 5 Service Road / Southbound (SB) MD 5 Off Ramp (signalized)	631	863	A	A
4. MD 5 Service Road / Brandywine Road (signalized)	814	1259	A	C
5. MD 5 Service Road / Accokeek Road (Roundabout)	v/c=0.462	v/c=0.725	Pass	Pass
6. Brandywine Road / Floral Park Road (unsignalized)	14.8 sec	15.5 sec	Pass	Pass
7. Floral Park Road / Northeast Site Access (unsignalized)	-	-	-	-
8. Floral Park Road / Northeast Site Access/Whitaker Park Drive (unsignalized)	11.0 sec	10.2 sec	Pass	Pass
9. MD 373 / Southeast Site Access (unsignalized)	-	-	-	-
10. MD 373 / Southeast Site Access (unsignalized)	-	-	-	-
11. MD 373 / Southwest Site Access (unsignalized)	-	-	-	-
12. MD 5 / Moores Road (unsignalized) *Step 1: HCS Delay Test* 13. *Step 2: Minor Street Volume*	 > 500 sec <100 veh	 > 500 sec <100 veh	 Fail Pass	 Fail Pass
14. MD 5 / Earnshaw Drive (Signalized)	2412	2366	F	F
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. A v/c ration greater than 0.850 is generally considered unacceptable; however, the operating agency can deem, in writing, a v/c ration between 0.850 and 0.900 to be acceptable.				

The traffic analysis indicates that two intersections operate below the established threshold under background conditions.

Total Traffic
The study intersections, when analyzed with total developed future traffic, operate as shown below.

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
1. US 301 / MD 381 (signalized)	2024	2051	F	F
2. MD 5 Service Road / Northbound (NB) MD 5 On Ramp (signalized)	1067	877	B	A

3. MD 5 Service Road / Southbound (SB) MD 5 Off Ramp (signalized)	794	1026	A	B
4. MD 5 Service Road / Brandywine Road (signalized)	1009	1645	B	F
w/ EB right turn lane	831	1360	A	D
5. MD 5 Service Road / Accokeek Road (Roundabout)	v/c=0.761	v/c=0.996	Pass	Fail
w/ SB Right Turn Lane	v/c=0.761	v/c=0.797	Pass	Pass
6. Brandywine Road / Floral Park Road (unsignalized)	17.3 sec	18.4 sec	Pass	Pass
7. Floral Park Road / Northeast Site Access (unsignalized)	10.4 sec	9.8 sec	Pass	Pass
8. Floral Park Road / Northeast Site Access/Whitaker Park Drive (unsignalized)	13.3 sec	11.9 sec	Pass	Pass
9. MD 373 / Southeast Site Access (unsignalized)				
Step 1: HCS Delay Test	107.7 sec	182.8 sec	Fail	Fail
Step 2: Minor Street Volume	>100 veh	>100 veh	Fail	Fail
Step 3: CLV	903	1278	A/Pass	Fail
w/ WB decel lane	-	1052	-	B/Pass
10. MD 373 / Southeast Site Access (unsignalized)	23.4 sec	35.3 sec	Pass	Pass
11. MD 373 / Southwest Site Access (unsignalized)	20.4 sec	30.8 sec	Pass	Pass
12. MD 5 / Moores Road (unsignalized)				
Step 1: HCS Delay Test	> 500 sec	> 500 sec	Fail	Fail
Step 2: Minor Street Volume	<100 veh	<100 veh	Pass	Pass
13. MD 5 / Earnshaw Drive (Signalized)	2520	2471	F	F

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. A v/c ration greater than 0.850 is generally considered unacceptable; however, the operating agency can deem, in writing, a v/c ration between 0.850 and 0.900 to be acceptable.

As shown above, the following intersections do not meet the adequacy standards during peak hours:

1. US 301/MD 381
4. MD 5 Service Road / Brandywine Road
5. MD 5 Service Road / Accokeek Road
9. MD 373 / Southeast Site Access
13. MD 5/Earnshaw Drive

Comment: The subject application is within the Brandywine Road Club and would meet adequacy standards by contributing a pro-rata contribution for planned roadway improvements. Staff recommend the applicant contribute to the Brandywine Road Club to fulfill transportation adequacy requirements.

Additionally, the TIS found the following intersections would meet the adequacy standards with the following improvements:

4. MD 5 Service Road / Brandywine Road
    - Conversion of the eastbound Brandywine Road shoulder to a striped right turn lane

5. MD 5 Service Road / Accokeek Road
    - Construction of a southbound right turn lane to form a two-lane approach to the roundabout

9. MD 373/ Southeast Site Access
    - Construction of a deceleration lane along MD 373

Comment: The subject application is within the Brandywine Road Club and would meet adequacy standards by contributing a pro-rata contribution for planned roadway improvements. Staff recommend the applicant contribute to the Brandywine Road Club to fulfill transportation adequacy requirements for intersections 4 and 5.

The TIS included an analysis of five access points to determine frontage improvements for the site. All site access points meet the adequacy standards except intersection 9 and propose a deceleration lane for this access to meet the standards. This improvement is needed to meet the adequacy standards and is not eligible to use a pro-rata contribution to address inadequacies at the proposed site access.

For the remaining access points, any additional acceleration or deceleration lanes required will be further evaluated with the permitting agencies to address any operational concerns.

Brandywine Road Club

The subject property is located within Planning Area 85A and is affected by the Brandywine Road Club. Specifically, CR-9-2017 indicates the following:

1. Establishes the use of the Brandywine Road Club for properties within Planning Areas 85A and 85B as a means of addressing significant and persistent transportation deficiencies within these planning areas.

2. Establishes a list of projects for which funding from the Brandywine Road Club can be applied.

3. Establishes standard fees by development type associated with the Brandywine Road Club to be assessed on approved development.

This resolution works in concert with CB-22-2015, which permits participation in roadway improvements as a means of demonstrating adequacy for transportation, as required in Section 24-124. Specifically, CB-22-2015 allows the following:

1. Roadway improvements participated in by the applicant can be used to alleviate any inadequacy, as defined by the Guidelines. This indicates that sufficient information must be provided to demonstrate that there is an inadequacy.

2. To be subject to CB-22-2015, the subject property must be in an area for which a road club was established prior to November 16, 1993. In fact, the Brandywine Road Club was included in CR-60-1993, adopted on September 14, 1993, and was developed and in use before that date.

Comment: The applicant is not proposing any roadway improvements, with the exception of a deceleration lane at the site access (intersection #9) and shall be subject to the fees of the Brandywine Road Club.

Pursuant to CR-9-2017, the Brandywine Road Club fee will be $1,472 for each single-family detached dwelling unit, $1,338 for each single-family attached dwelling unit, and $2.07 per gross square foot of non-residential use, to be indexed by the appropriate cost indices to be determined by the Department of Permitting, Inspections and Enforcement (DPIE). Pursuant to CB-22-2015, an applicant's pro-rata contribution to the Brandywine Road Club fulfills transportation adequacy requirements and is therefore recommended as a condition of approval as part of this application, which shall be fulfilled at the time of each building permit.

Analysis of Bicycle & Pedestrian Impacts Statement

The subject property is in the Legacy Comprehensive Design (LCD) zoning district and is, therefore, subject to Section 24-4506 for pedestrian and bicycle adequacy. Per Section 244506(c)(1)(B) (i), the cost cap for the proposed development of off-site facilities is $234,900, adjusted for inflation to $321,711.

Section 24-4506(c)(1) (C-D) discusses minimum criteria for finding adequate public pedestrian and bikeway facilities and is copied below:

(C) The finding of adequate public pedestrian facilities shall, at minimum, include the following criteria:

1. **(i) The degree to which the sidewalks, streetlights, street trees, street furniture, and other streetscape features recommended in the Countywide Master Plan of**

Transportation and the applicable Area Master Plan or Sector Plan have been constructed or implemented in the area; and

2. **(ii)The presence of elements that make it safer, easier, and more inviting for people to traverse the area.**

(D) The findings of adequate public bikeway facilities shall, at minimum, include the following criteria:

1. **(i) The degree to which the bike lanes, bikeways, and trails recommended in the Countywide Master Plan of Transportation and the applicable Area Master Plan or Sector Plan have been constructed or implemented in the area;**
2. **(ii) The presence of specially marked and striped bike lanes or buffered bike lanes in which people can safely travel by bicycle without unnecessarily conflicting with pedestrians or motorized vehicles;**
3. **(iii) The degree to which protected bicycle lanes, on-street vehicle parking, medians, or other physical buffers exist to make it safer or more inviting for people to traverse the area by bicycle; and**
4. **(iv) The availability of safe, accessible, and adequate bicycle parking at transit stops, commercial areas, employment centers, multifamily residential buildings, mixed-use activity centers, and other places where vehicle parking, visitors, and/or patrons are normally anticipated.**

Comment: The BPIS includes the analysis of existing infrastructure, potential trip generators, and gaps of facilities within the half-mile limits of the subject site to fully evaluate the surrounding area. The analysis also identifies the master-planned facilities within the boundaries. The BPIS includes a list of recommended facilities to improve the area regarding the subject site. This criterion has been met.

Off-Site Adequacy
Based on the criteria in Section 24-4506, the applicant has provided off-site pedestrian and bicycle facilities to meet pedestrian and bikeway adequacy.

The applicant proposes the following option:

1. Floral Park Road (east of Whitaker Park Drive)
    a) Construct approximately 750 linear feet of a ten-foot-wide shared-use path

    Cost estimate: $315,000

Comment: It is recommended that the applicant provide the identified improvement up to the cost cap.

Demonstrated Nexus
The subject site is adjacent to nearby residential neighborhoods and commercial property along Floral Park Road and MD 373. The site is also impacted by the Burch Branch Trail which runs through the subject site. The construction of the shared-use path will create new and continuous connections to and from the subject site, which is planned to include bikeways and trails within the property and along the property frontage. The site has frontage along Floral Park Road and MD 373, of which there are several existing houses along Floral Park Road that have direct driveway access adjacent to the subject site. The recommended improvement will address “gaps” in the shared-use

path along Floral Park Road that may exist given the available frontage while providing access to nearby residents. Creating access to the site will allow the residents and the surrounding areas to utilize the pathways and amenities. Pursuant to Sec. 24-4506(c)(1)(B), staff find that there is a demonstrated nexus between the proposed off-site facilities and improvements for the proposed development and nearby destinations.

On-Site Adequacy

On-site pedestrian and bicycle adequacy facilities are also required pursuant to Sec. 24-4506(a). The submitted plans indicate that the site will be served by a series of internal sidewalks, trails, bicycle facilities, and crosswalks that provide continuous pedestrian access throughout the proposed development. The site's frontage along Floral Park Road and MD 373 are to be improved with a 10-foot-wide trail connecting to the internal pathways. Bicycle parking is also recommended in all recreational areas to accommodate multimodal transportation. Staff conclude that adequate on-site pedestrian and bicycle facilities will be provided with the proposed and recommended amenities and facilities.

Comment: Pursuant to Sec. 24-4506(c)(1)(B), staff finds that there is a demonstrated nexus between the proposed off-site facilities and improvements for the proposed development and nearby destinations.

Conclusion

Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision as required in accordance with Subtitle 24 if the application is approved with the following conditions:

1) Total development within the subject property shall be limited to uses that would generate no more than 575 AM and 681 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.

2) Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following roadway improvements, as designated below, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

    (a) MD 373/ Southeast Site Access (9)
        (i) Construction of a deceleration lane along MD 373

3) Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or Department of Public Works and Transportation (DPW&T).

4) Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or Department of Public Works and Transportation (DPW&T).

5) The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the permit plan submission.

6) Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

   a) Floral Park Road (east of Whitaker Park Drive)
      i) Construct approximately 750 liner feet of a ten-foot-wide shared use path

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department

1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

Countywide Planning Division
Special Projects Section

July 9, 2025

MEMORANDUM

TO: Jason Bartlett , Planner II, Subdivision Section, DRD

FROM: ***BR*** Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

SUBJECT: **4-24013 / ADQ-2024-019 for Saddle Ridge**

Project Summary:
The project proposes to create 783 Lots and 107 Parcels for residential development consisting of 534 single family detached and 252 single family attached dwellings. The site is located on the south side of Floral Park Road approximately 268 feet west if it's intersection with Old Liberty Lane.

This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on February 28, 2025. .

4-24013

The following preliminary plan is being reviewed for public facility standards per the findings of Section 24-122.01. as follows:

(a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

Water and Sewer:
Section 24-122.01(b)(1) of the prior Subdivision Regulations states that:

> .... the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 4, "Community System Adequate for Development Planning". An administrative amendment will be required moving the property from Category 4 to Category 3 ("Community System") prior to Final Plat. Additionally, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

Capital Improvement Program (CIP):
The subject project is located in Planning Area 85A - Brandywine & Vicinity. The *2025-2030 Fiscal Year Approved CIP Budget* does not identify any new construction projects proposed for this area.

Conformance to the Master Plan:
This preliminary plan of subdivision was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The *2013 Approved Subregion 5 Master* Plan contains Chapter VII "Public Facilities" that identifies the following goals:

- Needed public facilities are provided at locations that effectively and efficiently serve the existing and future population.
- Schools operate at 100 percent of capacity or less to provide an effective, quality learning environment. .
- Priority is given to funding public facilities to support development in the Developing Tier policy area.
- All new public facilities are constructed to LEED (Leadership in Energy Efficiency and Design) standards or the equivalent and existing buildings will be retrofitted to make them energy efficient.

The proposed development will not impede achievement of the above-referenced vision. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, the site fails the Police Response time for emergency calls. All other facility tests are compliant with the public facility standards. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

ADQ-2024-019

Police Facility Adequacy:
Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for police adequacy involves the following:

(b)Adopted LOS (Level of Service) Standard-Police

(2) To demonstrate compliance with this LOS standard, the Chief of Police shall submit the following information, on an annual basis, to the Planning Director:

(A) A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the *Public Safety Master Plan* for police stations in the vicinity of the area of the proposed subdivision; and

The subject property is served by Police District VII, Ft. Washington, located at located at 11108 Fort Washington Rd, Fort Washington, MD 20744.

Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated January 7, 2025, that stated the Department "has an adequate amount of equipment for our current sworn officers".

(B) A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of Police personnel on-scene or other police response, as appropriate.

Compliance with the required 10/25-minute emergency/non-emergency response times is evaluated by reviewing response time reports provided by the Chief of Police. Response times that equal, or are less than, the criteria for both types of calls shall cause the subdivision to satisfy Police Facility Adequacy. An application that fails one or both of these response times, but for which the response times for both emergency and nonemergency calls does not exceed 20% above the respective response times, may mitigate. If one or both response times exceed 20%, or an applicant with an opportunity to mitigate chooses not to do so, the application fails the Police Facility Adequacy test.

The appropriate response time is the time for the area closest in proximity to the proposed subdivision that also contains accurate data. At the Beat and Reporting Area level, times are often not sufficiently accurate because there may be no, or only a few calls, in an entire year at that level. At the Sector level, however, there are a sufficient number of calls to provide accurate response times. Since the Sector level is more narrowly drawn, Sector level estimated times are closer to the vicinity of the subdivision and are, therefore, applied when provided by the Chief of Police. If Sector level times are not available, staff apply times at the Division level.

Pursuant to Section 24-4508(b), the estimated police response times for the site **fail** the standard of 10 minutes for emergency calls. Pursuant to CR-080-2025, the application was evaluated based on a rolling average for the 12-month period from January 2023 through December 2023 in the report dated September 3, 2024. The application was accepted by the Planning Department on February 28, 2025. The subject property is located within Police Division VII and the response times provided reflect this reporting area.

Police Response Times (Section 24-4508.B) Division VII

Acceptance Date	Reporting Periods	Emergency	Non-Emergency
February 28, 2025	January 2023 to December 2023	11:00	15:00

Pursuant to the above information the subject police response times for the site **fails** the standard of 10 minutes for emergency calls and passes the standard of 25 minutes for non-emergency calls. Since the emergency response time failure is less than 20% of the 10-minute standard the applicant may mitigate by payment of the Public Safety Mitigation fee.

Fire and Rescue Adequacy:
Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

> **24-4509. Fire and Rescue Adequacy**
>
> **(b) Adopted LOS Standard for Fire and Rescue**
>
> **(1)** The population and/or employees generated by the proposed subdivision, at each stage of the proposed subdivision, will be within the adequate coverage area of the nearest fire and rescue station(s) in accordance with the *Public Safety Guidelines.*
>
> **(2)** The Fire Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director:
>
> **(A)** A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and
>
> **(B)** A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.
>
> **(3)** Subsection (b)(2), above, does not apply to commercial or industrial applications

Table 24-4502 ("Summary of Public Facility Adequacy Standards") of the current Subdivision Regulations requires a fire and rescue standard of seven (7) minutes travel time for any residential uses. The subject property is served by Brandywine Station #840 located at 13809 Brandywine Road, Brandywine, MD 20613 as the first due station. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of June 17, 2025, the proposed development for Saddle Ridge (4-24013 and ADQ-2024-019) ***will pass the seven-minute travel-time test for residential development***

Schools Adequacy:
Per Section 24-4510 of the current Subdivision Regulations, the Planning Board's test for school adequacy involves the following:

> **24-4510. Schools Adequacy**
>
> **(b) Adopted LOS Standard for Schools**
>
> **(2)** The adopted LOS standard is that the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters.

The subject property is located within Cluster 6, as identified in the *Pupil Yield Factors & Public-School Clusters* 2024-2025 Update. The adopted "level of service" standard is the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity of the affected elementary, middle, and high school clusters. Current and future enrollment for Cluster 6 remains below the 105% level of service standard.

Impact on Affected Public School Clusters

Detached	Affected School Cluster 6		
	Elementary School Cluster 6	**Middle School Cluster 6**	**High School Cluster 6**
Single-family Detached Dwelling Units	534	534	534
Pupil Yield Factor (PYF) – SFD	0.196	0.095	0.132
SFD x PYF=Future Enrollment	**105**	**51**	**70**
Single-family Attached Dwelling Units	252	252	252
Pupil Yield Factor (PYF) – SFA	0.134	0.064	0.095
SFA x PYF=Future Enrollment	**34**	**16**	**24**
Adjusted Student Enrollment 9/30/24	11,722	2,960	4,100
Total Future Student Enrollment	**11,762**	**2,976**	**4,124**
State Rated Capacity	15,053	3,439	5,206
Percent Capacity	**78%**	**87%**	**79%**

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is **$11,950** per dwelling if a building is located between Interstate 495 and the District of Columbia; **$11,950** per dwelling if the building is included within a Basic Plan or Conceptual Site Plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or **$20,500** per dwelling for all other buildings. This project is located outside of the I-495 Capital Beltway; thus, the surcharge fee is **$20,500 per dwelling unit.** This fee is to be paid to Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of issuance of each building permit.

CONCLUSION

As of the writing of this referral, the Special Projects Section finds that the applicable public facility standards are not met pursuant to 24-4500 of the Subdivision Regulations. The site fails the Police Response time for emergency calls. The failing response time is less than 20% of the required standard and mitigation is possible by payment of the Public Safety Mitigation Fee .

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: April 30, 2025

TO: Jason Bartlett, AICP Planner II
Subdivision Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief SME
Dominic Quattrocchi, Planning Supervisor DAQ
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

FROM: Ivy Thompson, Planner III IRT IRT
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

SUBJECT: **4-24013 Saddle Ridge**

The Department of Parks and Recreation (DPR) staff reviewed and evaluated this Preliminary Plan of Subdivision (PPS) for conformance with the requirements as they pertain to public parks and recreational facilities.

PROPOSAL
The subject application is for the development of 783 lots and 97 parcels for single-family attached and detached dwelling units.

BACKGROUND:
The property zoned Legacy Comprehensive Design (LCD) consists of 289.36 acres of land located on the north side of Accokeek Road and the south side of Floral Park Road. As described in the Statement of Justification, "the irregularly shaped 289.36± Property is characterized by rolling terrain, with steeper slopes associated with the Burch Branch, which runs generally north-south through the western portion of the Property. The Burch Branch and its system of associated tributaries are a notable feature of the area. A PEPCO transmission line bisects the northern section of the Property."

REVIEW OF PREVIOUS CONDITIONS OF APPROVAL

Basic Plan Zoning Map Amendment A-10060 approved by the Prince George's County District Council effective October 19, 2022, rezoned approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

Conceptual Design Plan CDP-22001 was adopted by the Prince George's County Planning Board on November 9, 2023, PGCPB Res. No. 2023-108. Condition 7 and Condition 8, specific to DPR states:

7. At the time of the preliminary plan of subdivision. the applicant shall coordinate with the Prince George's County Department of Parks and Recreation on the exact acreage of the Burch Branch Stream Valley, the adjacent woodlands/forests, and Pod B to be conveyed to The Maryland-National Capital Park and Planning Commission, which may include Woodland and Wildlife Habitat Conservation Ordinance easements for on-site conservation.

8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.

And Consideration 2:

2. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, including areas that may be conveyed to The Maryland-National Capital Park and Planning Commission.

Specific Design Plan SDP-2304 was adopted by the Prince George's County Planning Board on June 13, 2024, PGCPB Res. No. 2024-057. The Prince George's County District Council approved the SDP on October 29, 2024.

Master Plan Conformance
The property is subject to the *2013 Approved Subregion 5 Master Plan; Plan Prince George's 2035 Approved General Plan; the 2022 Land Preservation, Parks and Recreation Plan for Prince George's County, and Formula 2040, Functional Master Plan for Parks, Recreation and Open Space.* Parks staff reviewed this preliminary plan of subdivision for conformance to the master plan per Subdivision Regulations Sections 24-4101(b) and 24-4402. The *2013 Approved Subregion 5 Master Plan* provides goals and policies related to parks and recreation (pages 135-140). The *2013 Approved Subregion 5 Master Plan* indicates that M-NCPPC owns approximately 261 acres of parkland in the planning area.

The site plan shows careful consideration for the environmental features on the subject property which includes dedication of the Burch Branch Stream Valley, on-site recreation, and the proposed Burch Branch Trail alignments. The Burch Branch, within the Piscataway Creek Watershed (Subregion 5 p,67), is a secondary corridor identified in the Green Infrastructure Plan, is best managed by M-NCPPC DPR staff as natural resource conservation area.

It is expected that future residents of the subject development will use facilities in the Accokeek-Brandywine Region. Nearby park facilities include the undeveloped Floral Park Road Park located west of the subject site across Floral Park Road, Accokeek East Park located approximately 3.5 miles west of Saddle Ridge, and the Southern Area Aquatics and Recreation Complex (SAARC) approximately 3.8 miles to the east. The Saddle Ridge development site is also adjacent to a 67-acre undeveloped park property known as Pleasant Springs Park, to the east on Accokeek Road. While the subject property is adjacent to M-NCPPC-owned property, there are no current plans for

development. The land dedication to M-NCPPPC by the applicant aligns with the environmental goals, policies, and strategies contained in the Master Plan.

Parks & Recreation Adequacy [Section 24-4507]
Staff analysis has determined that the proposed project, as shown, will generate an additional 2028 people for Planning Area 85A Brandywine and Vicinity in the local community.

Per 24-4507(b)(1) of the Prince George's County Subdivision Regulations 15 acres of improved public parks per 1,000 residents is the adopted Level of Service standard for residential zoned land for Parks and Recreation in Prince George's County. The *2022 Land Preservation, Parks, and Recreation Plan* (LPPRP) shows that there are 35 acres of improved public parkland per 1,000 persons in the county inclusive of Federal, State, M-NCPPC, County and Municipal owned lands.

Therefore, Parks staff find the LOS adequate.

Separate from the evaluation of Parks & Recreation Adequacy, the Mandatory Dedication requirements must be met. The standards to determine the required acreage of parkland and recreation facilities to serve the new residents of the proposed Subdivision are determined as discussed below.

FINDINGS:
The provisions of Prince George's County Subdivision Regulations Section 24-134 and 24-135, which relate to the Mandatory Dedication of Parkland, stipulate that the applicant dedicates land, pays a fee-in-lieu, and/or provides onsite recreational facilities. Based on the proposed density of development, five percent of the net residential lot area, 14.47 acres, is the required amount of land for dedication to M-NCPPC for public parks. However, the applicant proposes dedicating approximately 103.04 acres to M-NCPPC to meet the open space requirement as a public benefit and the Mandatory Dedication of Parkland. Dedication to M-NCPPC provides the public benefit of improving natural resource conservation in this area. After reviewing the M-NCPPC Dedication Exhibit, along with the proposed development plan and TCPI, DPR staff determined that the land dedication satisfies the requirements for open space as a public benefit and the Mandatory Parkland Dedication. The applicant is providing all woodland conservation onsite, inclusive of land proposed for conveyance to M-NCPPC. DPR staff supports the placement of woodland conservation easements on lands to be dedicated to M-NCPPC.

The Master Plan of Transportation recommends a planned hard surface public trail along the Burch Branch Stream Valley to connect the bikeway along Floral Park Road with the Piscataway Creek Stream Valley trail**.** The site plan illustrates a proposed alignment that connects Floral Park Road to Accokeek Road. A Public Use Easement will be required.

RECOMMENDATION:
The Park Planning & Development Division of DPR recommends the Planning Board approve Preliminary Plan of Subdivision 4-24013 Saddle Ridge, subject to the following conditions:

1. Approximately 103.04 -/+ acres shall be conveyed to the Maryland-National Capital Park and Planning Commission (M-NCPPC) as public benefit and mandatory parkland dedication. The parkland conveyance shall be reflected on the future TCPII for DPR review and approval. The land shall be conveyed prior to the final record plat for the subdivision with the following conditions:

a) An original, special warranty deed for the property to be conveyed (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division at M-NCPPC, along with the application of the record plat.

b) The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

c) The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.

d) The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the DPR. If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.

e) All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

f) Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by the M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by the M-NCPPC, the DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g) No storm water management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to the M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

2. The applicant, his successors, and/or assigns shall construct the Master Planned Trails. The Master Planned Trails shall be designed in accordance with the standards outlined in the Parks and Recreation Facilities Design Guidelines.

3. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) for construction of the Master Planned Trail, for approval. The timing of construction of the Master Planned Trails shall be determined with the RFA. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the

Liber and folio of the RFA shall be noted on the final plat prior to plat recordation. The public RFA shall establish the timing for the construction of the offsite recreational facilities.

4. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Prince George's County Department of Parks and Recreation (DPR), for the construction of the Master Planned Trail.

5. Prior to approval of the 264th building permit for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of recreational facilities to the Department of Parks and Recreation.

6. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement and Maintenance Agreement or Covenant for the Master Planned Trail, to the Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision.

7. The applicant, his successors, and/or assigns, shall provide onsite recreational facilities in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines and be reviewed by DRD at the time of the Specific Design Plan reviews.

8. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original executed recreational facilities agreements (RFAs) to the Urban Design Section of the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation.

9. Prior to approval of residential building permits for the development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of the recreational facilities.

cc: Leonard Pettiford

Signature: sonja ewing (May 7, 2025 09:26 EDT)
Email: Sonja.Ewing@pgparks.com

Signature: Dominic Quattrocchi
Email: dominic.quattrocchi@pgparks.com

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

November 1, 2024

RE: SDP-2304 Saddle Ridge
D.R. Horton, Inc., Applicant

NOTICE OF FINAL DECISION
OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on October 29, 2024

CERTIFICATE OF SERVICE

This is to certify that on November 1, 2024, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: SDP-2304
Saddle Ridge

Applicant: D.R. Horton, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — ORDER AFFIRMING SPECIFIC DESIGN PLAN

On October 7, 2024, using oral argument procedures, this matter was considered by the District Council based on an appeal from Mark Calhoun, a person of record. Having reviewed the appeal from Mr. Calhoun, the written response from the Applicant, and arguments from the parties, Planning Board's decision to approve Specific Design Plan (SDP)-2304, requesting approval for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and Storm Water Management (SWM) facilities, on property located on the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane (289.36 Acres; LCD Zone (Prior R-S Zone)), in Council District 9, is hereby AFFIRMED.

Unless stated otherwise, the District Council adopts the findings and conclusions of the Planning Board in Resolution No. 2024-057.

Response to the Appeal

- SDP-2304 will not cause any flooding nor negatively affect well water levels.

The Saddle Ridge development is designed in accordance with all applicable Federal, State and local environmental regulations. These regulations include, but are not necessarily limited to, groundwater resources. Specifically, in accordance with the State of Maryland and the County's applicable regulations, Environmental Site Design facilities are to be designed and constructed within the Property to treat stormwater runoff and promote recharging of groundwater. Based on the record, regulations and Applicant's efforts will help to ensure that no flooding will occur and water levels in

Appellant's well will remain unchanged.

Moreover, based on the uncontroverted evidence in the record, SDP-2304 conforms to Section 27-528(b) of the Zoning Ordinance, which requires, among other things, that the specific design plan for infrastructure prevents offsite property damage. An approved SWM Concept Plan (24297-2023-00) was also submitted with SDP-2304. The Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on May 8, 2024. Moving forward, and prior to the issuance of any grading permit(s), DPIE will review and approve technical site development plans and the Soil Conservation District will review and approve technical soil and erosion sediment control plans. All grading activities will be performed pursuant to a site development permit from DPIE and will respect all approved limits of disturbance established for the property, thereby preventing off-site property damage and environmental degradation. The proposed grading will also incorporate all required sediment control devices to prevent any damaging drainage, erosion, or pollution discharge. PGCPB No. 2024-057.

As such, Appellant provides no evidence that the Planning Board's decision was not supported by substantial evidence in the record, or was arbitrary, capricious, or otherwise illegal. *Cnty. Council of Prince George's Cnty. v. Zimmer Dev. Co*., 444 Md. 490, 120 A.3d 677 (2015) (the District Council may only reverse the decision of the Planning Board to approve an SDP if the decision is not supported by substantial evidence, arbitrary, capricious, or otherwise illegal).

- SDP-2304 will not cause any damage to foundation.

Based on the record, the proposed storm drains, and stormwater management systems will be designed to meet or exceed all applicable State and County regulations to ensure that rainfall will be appropriately managed and conveyed in a manner that prevents any adverse effects. The drainage pattern across Appellant's property will remain unchanged under the approval of SDP-2304.

Stormwater runoff from Appellant's property will be conveyed to appropriate outfalls through the proposed storm drain system. And proposed stormwater management systems include, among other things, stormwater retention facilities and appropriate grading that will ensure water does not accumulate near or on Appellant's property.

Moreover, Planning Board found that before any permits are issued and before construction begins, various State and County agencies must approve the proposed development to ensure compliance with the otherwise very strict regulations regarding environmental impacts and stormwater management. As noted above, an approved SWM Concept Plan (24297-2023-00) was submitted with SDP-2304, which was approved on May 8, 2024. DPIE will review and approve future technical site development plans and the Soil Conservation District will review and approve technical soil and erosion sediment control plans. All grading activities will be performed pursuant to a site development permit from DPIE and will respect all approved limits of disturbance established for the property to prevent off-site property damage and environmental degradation. The proposed grading will also incorporate all required sediment control devices to prevent any damaging drainage, erosion, or pollution discharge. PGCPB No. 2024-057.

As such, Appellant provides no evidence that the Planning Board's decision was not supported by substantial evidence in the record, or was arbitrary, capricious, or otherwise illegal. *Zimmer Dev. Co*., 444 Md. 490, 120 A.3d 677 (2015) (the District Council may only reverse the decision of the Planning Board to approve an SDP if the decision is not supported by substantial evidence, arbitrary, capricious, or otherwise illegal).

- SDP-2304 will not impede stormwater drainage.

Based on the record, project consultants carefully studied existing drainage patterns to ensure that grading design for the proposed development will adequately maintain existing stormwater drainage

patterns. Pursuant to the Stormwater Ordinance (Subtitle 32), the proposed development will require a storm drain system and flood control facilities. The proposed development must also provide an adequate overland flow path for rain events. The proposed drainage solutions for the development will meet or exceed regulations in Subtitle 32 to ensure that stormwater is directed away from adjacent properties, including Appellant's property, to prevent flooding.

Finally, the Planning Board found that before any permits are issued and before construction begins, various State and County agencies must approve the proposed development to ensure compliance with strict regulations regarding environmental impacts and stormwater management. Moreover, all grading activities will be performed pursuant to a site development permit from DPIE and will respect all approved limits of disturbance established for the property to prevent off-site property damage and environmental degradation. The proposed grading will also incorporate all required sediment control devices to prevent any damaging drainage, erosion, or pollution discharge. PGCPB No. 2024-057.

As such, Appellant provides no evidence that the Planning Board's decision was not supported by substantial evidence in the record, or was arbitrary, capricious, or otherwise illegal. *Zimmer Dev. Co*., 444 Md. 490, 120 A.3d 677 (2015) (the District Council may only reverse the decision of the Planning Board to approve an SDP if the decision is not supported by substantial evidence, arbitrary, capricious, or otherwise illegal).

Planning Board's decision to approve SDP-2304 and Type 2 Tree Conservation Plan TCP2-011-2024, based on the findings of facts and conclusions set forth in Resolution No. 2024-057, for the land described above, is hereby AFFIRMED, subject to the following conditions:

1. Prior to certification of the specific design plan, the plan shall be revised to provide the limits of disturbance to match Type 2 Tree Conservation Plan TCP2 011-2024, as revised.

2. Prior to certification of the specific design plan for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

   a. A 10-foot-wide, shared-use path along the site's frontage of Accokeek Road and Floral Park Road and label shared roadway markings along the frontage of Accokeek Road and Floral Park Road, unless modified with written correspondence from the operating agency.

   b. The details, location, and timing of construction of the master-planned trail.

3. With the acceptance of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

   a. Provide a variance request and full evaluation regarding the removal of Specimen Trees ST-1, ST-3, ST-25, ST-56, ST-58, ST-59, ST-60, ST-61, ST-62, and ST-64 within the proposed residential lots.

   b. Provide a statement of justification and full evaluation regarding primary management area impacts within the proposed residential lot area and for Impact Area D.

4. No grading or building permits shall be approved for the subject property prior to the approval of a preliminary plan of subdivision.

5. Prior to signature approval of the specific design plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:

   a. Revise the limits of disturbance and specimen tree table on Sheet 2, to show that Specimen Trees ST-1, ST-3, ST-25, ST-56, ST-58, ST-59, ST-60, ST-61, ST-62, and ST-64 are to remain, unless these are approved for removal at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

   b. Revise the limits of disturbance and primary management area impacts to remove requested Area D from the plan view, unless these impacts are approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

   c. The Liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:

      "Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber _____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement."

   d. Prior to signature approval of the TCP2, have the property owner sign the Owner's Awareness Certificate on each sheet of the TCP2.

e. Add the following note to the plan under the specimen tree table, unless additional specimen tree removal is approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan:

> "NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE): The removal of 22 specimen trees (Section 25-122(b)(1)(G)), ST-2 (30-inch Tulip polar), ST-4 (33-inch White oak), ST-10 (33-inch Sweet Gum), ST-24 (32-inch Tulip polar), ST-26 (30-inch Tulip polar), ST-33 (41-inch Tulip polar), ST-34 (35-inch Pin Oak), ST-36 (33-inch Tulip polar), ST-37 (39-inch Tulip polar) , ST-74 (30-inch Tulip poplar), ST-81(39-inch Tulip polar), ST-90 (43-inch Northern Red oak), ST-125 (34-inch White oak), ST-126 (30-inch American Beech), ST-147 (37-inch Tulip polar), ST-176 (33-inch Tulip polar), ST-177 (30-inch Tulip polar), ST-219 (38-inch White oak), ST-221 (33-inch Tulip polar) , ST-235 (32-inch Tulip polar), ST-248 (30-inch Southern Red oak), and ST-249 (32-inch Tulip polar)."

f. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

6. Prior to the issuance of any permits which impact 100-year floodplain, wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

Consideration

1. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission and any such areas shall be credited as on-site.

ORDERED this 29th day of October 2024, by the following vote:

In Favor: Council Members Blegay, Burroughs, Dernoga, Fisher, Harrison, Ivey, Olson, and Watson.

Opposed:

Abstained:

Absent: Council Members Hawkins and Oriadha.

Vote: 8-0.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: Jolene Ivey
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Donna J. Brown
Clerk of the Council

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

November 4, 2025

D.R. Horton, Inc.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037

Re: Notification of Planning Board Action on
Specific Design Plan - SDP-2501
Saddle Ridge

Dear Applicant:

This is to advise you that the above-referenced Specific Design Plan was acted upon by the Prince George's County Planning Board on **October 30, 2025,** pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-528.01 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of the final notice **(November 4, 2025)** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or

2. Within the 30 days (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
Sherri Conner, Planning Division Chief
Development Review Division

By: Dexter E. Cofield
Reviewer

Attachment: PGCPB Resolution No. **2025-094**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3560
pgcpb@ppd.mncppc.org
www.pgplanningboard.org

PGCPB No. 2025-094 File No. SDP-2501

R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, pursuant to Section 27-4205(c)(3) of the Zoning Ordinance, development within the LCD Zone shall comply with the procedures and standards applicable in the zone in which the development was located prior to its placement in the LCD Zone, in accordance with Section 27-1700 of the Zoning Ordinance, Transitional Provisions; and

WHEREAS, the zone in which the development was located prior to its placement in the LCD Zone is the Residential-Suburban (R-S) Zone; and

WHEREAS, pursuant to Section 27-1704(g), property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, an application was submitted by D.R. Horton, Inc. for approval of a specific design plan; and

WHEREAS, in consideration of evidence presented at a public hearing on October 9, 2025, regarding Specific Design Plan SDP-2501 for Saddle Ridge, the Planning Board finds:

1. **Request:** This application requests approval of an umbrella architecture package of nine single-family attached home models and 19 single-family detached home models for the Saddle Ridge subdivision.

2. **Development Data Summary:**

	EXISTING	**APPROVED WITH CDP-22001**	**EVALUATED**
Zones	LCD	R-S (prior)	R-S (prior)
Use	Vacant	Single-family Detached and Attached Dwelling Units	Single-family Detached and Attached Dwelling Units
Gross Total Acreage	289.36	289.36	289.36
Total Dwelling Units	**1**	**Up to 954**	**783**
Single-Family Attached	0	Up to 333	253
Single-Family detached	0	Up to 621	530

3. **Location:** The Saddle Ridge development is located on the north side of MD 373 (Accokeek Road), approximately 0.75 mile west of its intersection with MD 5 (Branch Avenue), and south of Floral Park Road. The subject property is in Planning Area 85A and Council District 9.

4. **Surrounding Uses:** The subject site is bounded to the north by Floral Park Road, with land in the Residential, Rural (RR) Zone (prior Rural Residential (R-R) Zone) beyond, developed with single-family detached homes. The subject site is bound to the south by MD 373, with land also zoned RR (prior R-R Zone) beyond, developed with the Millville Quarry. The subject site is bisected by an approximate 350-foot-wide strip of land owned by the Potomac Electric Power Company (PEPCO), which contains power transmission lines and structures, separating the site into two development pods. The northern section of the development bisected by this PEPCO-owned tract is located on the south side of Floral Park Road, at its intersection with Whitaker Park Drive. The southern section of the development is located on the north side of MD 373, approximately 0.75 mile west of its intersection with MD 5. To the west of the site lies land in the Residential Estate (RE) Zone (prior Residential-Estate (R-E) Zone) developed with single-family detached homes, with land in the Agricultural-Residential Zone (prior Residential-Agricultural Zone) beyond. To the east of the site lies land in both the RE and RR Zones (prior R-E and R-R) sparsely developed with single-family detached homes, and also abutting The Maryland-National Capital Park and Planning Commission-owned and operated Pleasant Springs Park (Park ID: WO7), with MD 5 beyond.

5. **Previous Approvals:** The subject property was rezoned from the R-E and R-R Zones to the R-S Zone through the approval of Zoning Map Amendment (Basic Plan) A-10060, on October 17, 2022, by the Prince George's County District Council (Zoning Ordinance No. 9-2022). This approved the development of up to 955 dwelling units, with no conditions.

   On November 9, 2023, CDP-22001 and Type I Tree Conservation Plan TCPI-012-2023, were approved by the Prince George's County Planning Board (PGCPB Resolution No. 2023-108), subject to nine conditions and two considerations. This CDP was approved for 954 dwelling units, which included the development of up to 621 single-family detached and 333 single-family attached dwelling units, on approximately 289.36 acres of land.

   On July 11, 2024, Specific Design Plan SDP-2304, with Type 2 Tree Conservation Plan TCP2-011-2024 for Saddle Ridge, was approved by the Planning Board (PGCPB Resolution No. 2024-057) for infrastructure improvements for public streets, water, sewer, storm drain utilities, and stormwater management facilities. On October 29, 2024, the District Council affirmed the Planning Board's decision.

   On July 31, 2025, Preliminary Plan of Subdivision (PPS) 4-24013, with TCPI-012-2023-01, was approved by the Planning Board (PGCPB Resolution No. 2025-060). The approval was for 783 lots and 97 parcels for residential development.

6. **Design Features:** The subject application requests approval of nine single-family attached and 19 single-family detached architectural models by D.R. Horton. This architecture SDP will apply to the entire Saddle Ridge community. The following models and gross floor areas are approved with this application:

D.R. Horton – Single-Family Attached			
Model	**Elevations**	**Base Finished Square Feet**	**Garage**
Brentwood II	A3, B1, C1, D3, E5, F5, G5	2,042 SF	2-Car
Columbus	N4, P5, Q6, S8, T8	1,962 SF	2-Car
Crofton	F2, G2, H4, J4, K4, L4, M4, N4, P4, Q8, R8, S8, U8	2,313 SF	2-Car
Delmar	A3, B3, C5, D5, E5, F2, G2, H4, J4, K4, L6, N8, P6, P8, Q6, R6, R8, A1, E1, F1, B32, F3, B1, C1	1,500 SF	1-Car
Delmar II	A2, B2, C4, D4, E4, F3, G3, H5, J5, K5, L1, M1, N1, L8, M6, N6, P6, Q2	1,509 SF	1-Car
Lafayette	WC5, WD5, WE5, WE7, WM4, WM8, WN5, WN6, WP8, WQ8, WR4, WT4	1,969 SF	1-Car
Norris	N4, P5, Q6, S8, T8	1,763 SF	2-Car
Regent	N4, P5, Q6, R7, S8, T8	2,208 SF	2-Car
Royal	WN4, WQ6, WQ8, WS8, WT8, WP5, WF5, WR7, WC5	2,471 SF	2-Car

D.R. Horton – Single-Family Detached			
Model	**Elevations**	**Base Finished Square Feet**	**Garage**
Bristol	A4, B4, C4, L4	1,748 SF	2-Car
Cabral	B4, C4, D4, F4	1,657 SF	2-Car
Clifton	A4, B4, C4, D4	1,865 SF	2-Car
Deerfield	A2, B2	1,906 SF	2-Car
Denver II	T1, T2, T3, T4, C1, C2, C3, C4	3,386 SF	2-Car
Elm	A4, B4, C4, D4	2,415 SF	2-Car
Galen	A2, B2	2,340 SF	2-Car
Hadley	A4, B4, C4, E4	2,628 SF	2-Car
Hampshire	A4, B4, C4, H4	3,233 SF	2-Car
Hampton II	T1, T2, T3, T4, C1, C2, C3, C4	5,217 SF	2-Car/3-Car option

D.R. Horton – Single-Family Detached			
Model	**Elevations**	**Base Finished Square Feet**	**Garage**
Hanover	G, H	2,804 SF	2-Car
Hayden	B4, C4	2,511 SF	2-Car
Jamestown II	T1, T2, T3, T4, C1, C2, C3, C4	3,126 SF	2-Car/3-Car option
Laurel	A4, B4, C4, D4	1,738 SF	2-Car
Neuville	A4, B4, C4, L4	1,700 SF	2-Car
Penwell	E4, F4	2,148 SF	2-Car
Pine	A4, B4, D4, F4	1,953 SF	2-Car
Stonehaven II	T1, T2, T3, T4, C1, C2, C3, C4	3,916 SF	2-Car/3-Car option
Summit	A4, B4, C4, F4	3,150 SF	2-Car

Architecture
The included models of single-family attached (townhouse) units range in size from 1,500 to 2,582 square feet. Each model includes a variety of finishes to ensure a mix of materials and colors. Of the nine models provided, six are front loaded and three are rear loaded. The units range from two-story to four-story and include roofline variation through the use of dormers and offsets between individual units. Further options include bay windows, brick or stone water tables, various types of shutters, balconies on the rear elevations, and multiple garage door trims. One model, the Delmar, has two approved front elevations, A-1 and C-1, which contain only one primary material, horizontal siding. The Planning Board finds that to maintain high-quality architectural consistency throughout the project, elevations with all-siding front elevations should be removed. A condition is included herein to remove these two front elevations.

The approved one- and two-story single-family detached models range in size from 1,657 to 5,217 square feet. Each of the models offer varied gable roof lines and a variety of styles and high-quality detailing options, with features such as brick jack arches, dormer windows, cornices, front entries defined with columns, and transom and sidelight windows. Garages for several of the model types can be either front loaded or side loaded. The approved front façades offer finishes including brick, stone, vinyl, shake siding, shutters, specialty windows, stone or brick water tables, and front porches.

High-visibility side elevations were provided for each single-family attached and detached model. A condition is included herein ensuring that all highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.

An exhibit identifying the exterior finish selections was provided including color options for the front door, siding, shutters, and garages, as well as material finishes including the available options for brick, stone, and siding.

Note that a subsequent SDP application will be required for the overall development of the site. The architecture approval herein shall not be determinative of the site layout and/or any modifications to the development to be analyzed under separate future SDP applications.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance, as follows:

   a. This SDP is in general conformance with the requirements of the R-S Zone, as the single-family attached and detached dwellings are permitted uses**.**

   b. Section 27-480 of the prior Zoning Ordinance contains the following required findings for the general development regulations in the comprehensive design zone as they relate to this SDP for architecture:

      (a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.

      The minimum lot area requirement for townhomes was set in the approved CDP-22001. The subject SDP is for architecture only and does not change the standards set forth in CDP-22001. Multifamily dwellings are not proposed. The above requirements will be further reviewed during a subsequent SDP application for site development.

      (c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.

      The minimum of 60 percent of townhouses to have a full front façade of brick, stone, or stucco was established with CDP-22001. This SDP provides model types that have full front façades of brick or stone. To ensure that upon construction 60 percent of façades will be full brick or stone, a façade tracking chart should be provided on the SDP as conditioned herein.

(e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.

The subject SDP provides townhouses with a minimum building width of 20 feet and base square footage of 1,500 square feet, meeting the above-requirements.

c. Section 27-528 of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(l.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(l)(B) and (a)(ll), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

The SDP is in conformance with the approved CDP and each of the relevant conditions of approval, as discussed in Finding 9 below. As the application is for approval of architecture only, many of the site-related review components do not apply to this SDP.

(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

This finding was evaluated at the time of PPS 4-24013 and with the accompanying approved Certificate of Adequacy ADQ-2024-019.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, the subject property will be constructed in accordance with state and county SWM regulations.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, TCP2-011-2024, was approved with SDP-2304 on July 11, 2024, for development of infrastructure on the Saddle Ridge site.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, the previously approved SDP-2304 demonstrated conformance with this requirement.

8. **Zoning Map Amendment (Basic Plan) A-10060:** Basic Plan A-10060 was approved on July 29, 2021, with no conditions, to rezone the site from the R-E and R-R Zones to the R-S or LCD Zone.

9. **Comprehensive Design Plan CDP-22001:** CDP-22001 was approved by the Planning Board on November 9, 2023 (PGCPB Resolution No. 2023-108). The following conditions of approval and consideration are relevant to this SDP:

3. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.

The applicant submitted documentation of the green building techniques that will be used in the home models approved for this development. Utilizing the HERS Index, a nationally recognized home energy rating system, the applicant asserts that the homes they provide perform approximately 30 percent more efficiently than a standard new home. This increased efficiency will be achieved through the installation of energy-saving products such as high-efficiency lighting, water heaters, air conditioning, and Energy Star-rated windows and doors. During construction, the applicant will use recycled concrete for temporary drives. As this application is for umbrella architecture, further site sustainability measures will be evaluated with subsequent SDP applications for site development.

8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.

This condition will be addressed with future SDPs for site development.

Consideration(s):

1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.

This consideration will be addressed with future SDPs for site development.

10. **Specific Design Plan SDP-2304:** SDP-2304 and TCP2-011-2024 were approved by the Planning Board on July 11, 2024 (PGCPB Resolution No. 2025-057) and further approved by the District Council on October 29, 2024 for Saddle Ridge, for infrastructure improvements, including public streets, water, sewer, stormdrain utilities, and stormwater management facilities, subject to six conditions and one consideration. The subject SDP plans are consistent with SDP-2304 and none of the conditions are relevant to the subject SDP.

11. **Preliminary Plan of Subdivision 4-24013:** On July 31, 2025, the Planning Board approved PPS 4-24013 (PGCPB No. 2025-060), which provided for 783 lots and 108 parcels, subject to 23 conditions. Four conditions are relevant to SDP review for the residential development, but are not relevant to architecture to which the subject application pertains. Conditions from PPS 4-24014 shall be further evaluated with subsequent SDP applications for site development.

12. **2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual*. Since this SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDP for site development.

13. **Prince George's County Woodland Conservation and Wildlife Habitat Conservation Ordinance:** TCP2-011-2024 was approved with SDP-2304. This subject SDP is for umbrella architecture and provides no changes to the approved tree conservation plan.

14. **Community Feedback:** The Prince George's County Planning Department has not received any written comments from the community on the subject application.

15. **Planning Board Hearing:** The Planning Board held a public hearing on this application on October 9, 2025. At the hearing, and in rendering its decision, the Board considered all written and oral testimony, along with all exhibits submitted according to the Planning Board's procedures.

Prior to opening the hearing, the Planning Board's Legal Counsel addressed procedural matters related to this case. First, the applicant submitted additional testimony that was submitted after the noon deadline on October 7, 2025, which is normally not acceptable, however, Board can allow that testimony into the record if it deems the material relevant and necessary to a fair

hearing. The applicant's testimony responds to Opponent Exhibit 1, which was submitted prior to the noon deadline on October 7, 2025, but not published until after the noon deadline on October 7, 2025. Legal Counsel reviewed the testimony and recommended that it is relevant and necessary to a fair hearing, and that the Board accept the material into the record. The Board subsequently accepted the material into the record.

Second, Legal Counsel addressed Opponent Exhibit 1, stating that the Maryland Rules 7-209 do not stay the Board's opportunity to hear a case because a petition for judicial review was submitted for a PPS. The opponent testified that it was not their intent to file a motion. Legal Counsel recommended that the Chair deny the objection raised by Opponent Exhibit 1 and proceed to hear this SDP case. The Chair directed the case proceed.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Specific Design Plan SDP-2501 for the above-described land, subject to the following condition:

1. Prior to certification of the specific design plan (SDP), the applicant shall provide information and/or revise the site plan as follows:

    a. Remove front elevations "A1" and "C1" from the Delmar elevations.

    b. Correct Sheet A.2.3 for the Columbus black and white elevations, to identify the left side elevation as high visibility.

    c. Correct Sheet A.2.5 for the Columbus black and white elevations, to identify the right side elevation as high visibility.

    d. All highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.

    e. Add the following note to the plans:

        "No two houses directly adjacent to each other or across the street from one another shall have the same elevation."

    f. At least 60 percent of the total number of single-family attached dwelling units shall have full brick or stone front façades and be tracked using a façade tracking chart, pursuant to Section 27-480(c) of the prior Prince George's County Zoning Ordinance.

    g. Add additional brick color scheme options for the single-family detached dwelling units to the color palette exhibit, for consistency in architectural design with the brick colors provided on the single-family attached models, Columbus and Royal.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, October 9, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of October 2025.

Darryl Barnes
Chairman

By Jessica Jones
Planning Board Administrator

DB:JJ:DC:rpg

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: October 20, 2025

PRELIMINARY NOT FOR CONSTRUCTION

SADDLE RIDGE
SPECIFIC DESIGN PLAN

GENERAL NOTES
1. Subject Property: Saddle Ridge (See Sheet 4 for Existing Property Information)
2. Tax Map: 144
3. WSSC Grids: 217SE06, 128SE06, 219SE06
4. Proposed Subdivision: Residential
5. Prior Approvals: A-10060, CDP-22001, PPS 4-24013, ADQ-2024-019, SDP-2304, SDP-2501, TCP1-012-2023, TCP2-011-2024
6. Gross Property: ±289.36 Ac
7. Net Property: ±272.74 Ac
8. Net Developable Area Outside of PMA: 210.46 Ac
9. Acreage of Environmental Regulated Features: 78.90 Ac (PMA)
10. Acreage of 100-Year Floodplain: 33.24 Ac
11. Acreage of Road Dedication: 27.60 Ac
12. Existing Zoning / Use: LCD (Legacy Comprehensive Design) / Vacant
   (For List of Existing Lots and Parcels, See Sheet 4 Existing Property Information)
13. Proposed Use of Property: 703 Residential Lots and 96 Parcels / Open Space
14. Proposed Dwelling Unit by Type:
   450 Units of Single Family Detached
   253 Units of Single Family Attached
15. Residential Density: 2.58 DU/Ac
16. Minimum Lot Size Required:
   Single Family Detached - 4,000 SF
   Single Family Attached - 1,800 SF
17. Minimum Lot Width:
   Single Family Detached - 40 FT
   Single Family Attached - 20 FT
18. Sustainable Growth Tier: Yes (1 & 2)
19. Military Installation Overlay Zone: No
20. Center or Corridor Location: N/A
21. Existing Non-Residential Gross Floor Area: 0 SF
22. Proposed Non-Residential Gross Floor Area: Clubhouse 6,032 SF
23. Stormwater Management Concept Plan Number: #P54603-2024-SDC
24. Water/Sewer Category Designation:
   Existing = W-4 / S-4
   Proposed = W-3 / S-3
25. Aviation Policy Area (APA): No
26. Mandatory Park Dedication of Open Space:
   Requirement is met by provision of on-site recreational facilities.
27. Public Benefit Features (CDP-22001):
   (1) Open Space land in excess of 26 Acres
   (2) Pedestrian System/Trails
28. Cemeteries on or contiguous to the Property: No
29. Historic Sites on or in the vicinity of the Property: No
30. Type 1 Tree Conservation Plan: TCP1-012-2023, TCP1-044-07, TCP1-012-2023-01
31. Within Chesapeake Bay Critical Area (CBCA): No
32. Wetlands: Yes
33. Streams: Yes
34. In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any local trust or organization: No
35. It is the intent during the construction phase of this site to conform to construction activity noise control requirements as specified in Subtittle 19 of the Prince George's County Code.
36. It is the intent during the construction phase of this site to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

DEVELOPMENT STANDARDS

	Single-Family Attached (TH)	Single-Family Detached
Net Lot Area Minimum	1,800 sf	4,000 sf
Front Yard Minimum	15 ft	15 ft
Rear Yard Minimum	15 ft	15 ft
Side Yard Minimum (one side/total)	0 ft	5 ft/10 ft
Lot Width Minimum at Front Street Line	20 ft	40 ft
Lot Width Minimum at Front BRL	20 ft	40 ft
Minimum Frontage on Cul-de-sac	20 ft	30 ft
Minimum Space Between End Buildings	10 ft	N/A
Maximum Height	40 ft	40 ft
Maximum Building Coverage	65%	40%

(1) Variation to the above standards may be permitted on a case-by-case basis, by the Planning Board, at the time of Specific Design Plan if circumstances warrant.
(2) Encroachment into setbacks are permitted for bay windows (3 feet), decks (10 feet), porches (10 feet), chimneys (2 feet), stoops (4 feet), outside open stair cases (5 fee), foundations (4 feet), cantilevers (6 feet) and sheds (allowed within full rear yard setback).

Other Design Standards:
A minimum of 60 percent of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. There shall also be no more than six townhouses per building group in any comprehensive design zone, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six dwelling units (but not more than eight dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than 6 dwelling units exceed 20 percent of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of 24 feet in width. In no event shall there be more than nine dwelling units in a single building group. Highly visible end units for dwellings will provide additional design and finish treatments and shall be determined, at the time of SDP approval.

The approved development standards that will govern this development are generally acceptable because they are consistent with the master plan's recommendations for this property. Specifically, the Subregion 5 Master Plan and SMA envisions lower density single-family neighborhoods with an emphasis on protection and preservation of environmentally sensitive areas.

PARKING CALCULATIONS

PARKING SPACES REQUIRED:
Single Family Attached: 253 Units x 2.04 spaces = 517 spaces
Single Family Detached: 450 Units x 2.00 spaces = 900 spaces
Clubhouse & Tennis Court: (Calculated below) = 48 Spaces

TOTAL PARKING SPACES REQUIRED: 1,465

PARKING SPACES PROVIDED:
Single Family Attached: 709 (See sizing below)
Single Family Detached: 1350 (See sizing below)
On-Street Parking: 133 (Standard 9.5' W x 19' L)
Clubhouse & Court Parking: 70

TOTAL PARKING SPACES PROVIDED: 2,262

Total Single Family Attached Off-Street Parking Provided: 709 Spaces

Driveway Spaces	253 Total Spaces
20' Front Load Townhouses (50)	50 Driveway Spaces (Min. 10' W x 20' L)
24' Front Load Townhouses (40)	40 Driveway Spaces (Min. 18' W x 20' L)
28' Front Load Townhouses (163)	163 Driveway Spaces (Min. 16' W x 19' L)
Garage Spaces	456 Total Spaces
20' Front Load Townhouses (50)	50 Garage Spaces (1-car)
24' Front Load Townhouses (40)	80 Garage Spaces (2-car)
28' Front Load Townhouses (163)	326 Garage Spaces (2-car)

Total Single Family Detached Off-Street Parking Provided: 1350 Spaces

450 Units x 1 Parking Spaces	450 Driveway Spaces (Min.18' W x 20' L)
450 Units x 2 Parking Spaces	900 Garage Spaces (2-car)

CLUBHOUSE PARKING CALCULATIONS (Required per 27-568):
Life Guard Office (106 sf / 1 seats) 1 sp / 250 s.f. = 1 Space
Fitness Room (819 sf / 18 occupants) 1sp / 7 occup. = 7 Spaces
Yoga / Fitness Room (486 sf / 8 occupants) 1sp / 7 occup. = 2 Spaces
Swimming Pool (200 occupants) 1 sp / 7 occup. = 29 Spaces
Business Center (131 sf) 1 sp / 250 sf = 1 Space

Total Clubhouse Parking Required - 40 Parking Spaces (1 ADA, 1 ADA-Van)
*Total Clubhouse Parking Provided - 43 Parking Spaces (1 ADA, 1 ADA-Van)

TENNIS COURT PARKING CALCULATIONS (Required per 27-568):
Tennis Court (4 sp / court) 2 courts = 8 space

Total Tennis Court Parking Required - 8 Parking Spaces (1 ADA)
*Total Tennis Court Parking Provided - 27 Parking Spaces (1 ADA, 1 ADA-Van)

BIKE PARKING: 14 Bike Racks (28 Bike Parking Spaces)
Located at: (2) Tennis Courts, (2) Parcel A3, (2) Parcel R3, (4) Clubhouse, (2) Parcel X1, and (2) Parcel I1.

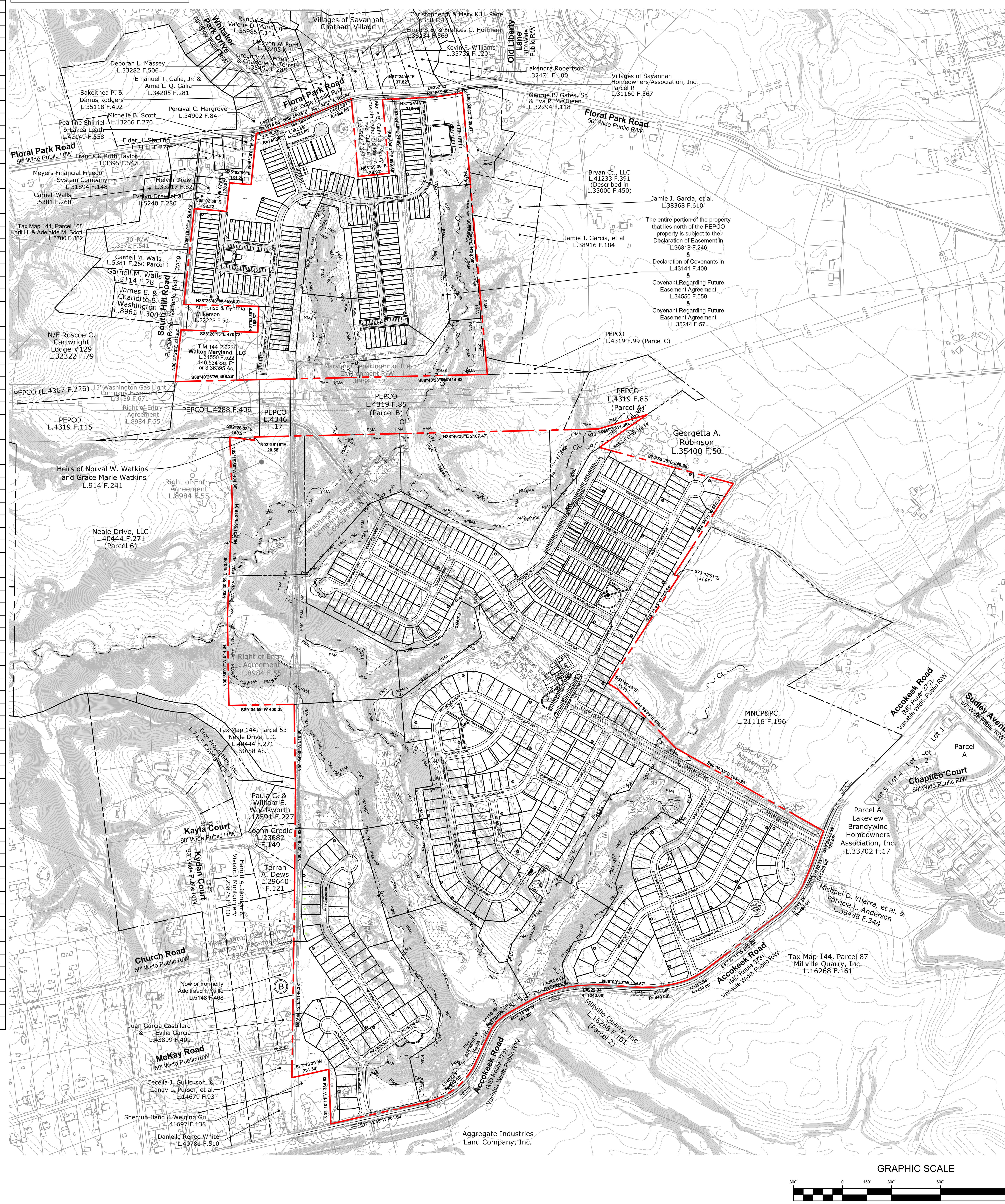
*Standard Spaces (9.5' W x 19' L), ADA Spaces (9.5' W x 19' L), ADA Van (9.5' W x 19' L), ADA and ADA-Van Spaces share a 9.5' W x 19' L Access Aisle.

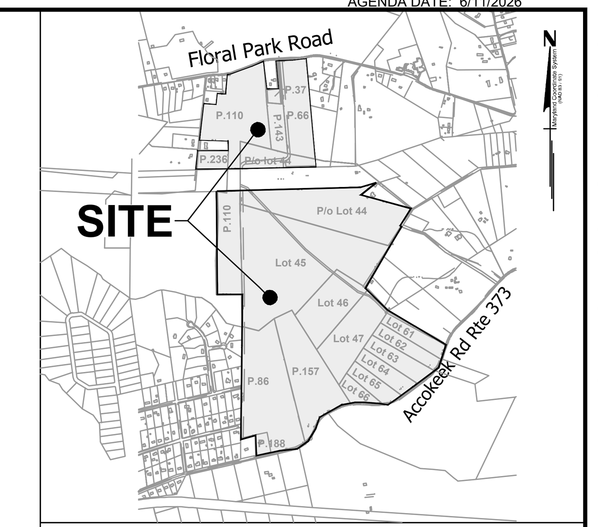
Parcel Table

Parcel	USE/OWNERSHIP	SF	ACRES
A	OPEN-SPACE - HOA	92,886	2.1324
A1	ROADWAY - HOA	31,506	0.7233
A2	ROADWAY - HOA	17,609	0.4042
A3	OPEN-SPACE - HOA	28,024	0.6433
AA	OPEN-SPACE - HOA	34,597	0.7942
AA1	OPEN-SPACE - HOA	3,191	0.0733
B	OPEN-SPACE - HOA	107,351	2.4644
B1	ROADWAY - HOA	14,993	0.3442
B2	ROADWAY - HOA	29,730	0.6825
BB	OPEN-SPACE - HOA	19,205	0.4409
BB2	OPEN-SPACE - HOA	17,803	0.4087
BB3	OPEN-SPACE - HOA	21,247	0.4878
C	OPEN-SPACE - HOA	122,495	2.8121
C1	ROADWAY - HOA	21,356	0.4903
C2	OPEN-SPACE - HOA	9,683	0.2223
C3	OPEN-SPACE - HOA	61,882	1.4206
D	PRESERVATION / OPENSPACE - M-NCPPC	164,359	3.7732
D1	OPEN-SPACE - HOA	106,661	2.4486
D2	OPEN-SPACE - HOA	108,031	2.4801
D3	ROADWAY - HOA	18,470	0.4240
E	PRESERVATION / OPENSPACE - M-NCPPC	153,490	3.5236
E1	PRESERVATION / OPENSPACE - M-NCPPC	126,890	2.9130
F	OPEN-SPACE - HOA	109,144	2.5056
F2	OPEN-SPACE - HOA	27,376	0.6285
F4	ROADWAY - HOA	17,630	0.4047
G	PRESERVATION / OPENSPACE - M-NCPPC	175,473	4.0283
G1	OPEN-SPACE - HOA	80,135	1.8396
G2	OPEN-SPACE - HOA	41,526	0.9533
G3	OPEN-SPACE - HOA	31,388	0.7206
G4	ROADWAY - HOA	30,851	0.7082
H	OPEN-SPACE - HOA	68,357	1.5693
H1	OPEN-SPACE - HOA	81,852	1.8791
I	PRESERVATION / OPENSPACE - M-NCPPC	502,460	11.5349
I1	OPEN-SPACE - HOA	136,064	3.1236
I2	OPEN-SPACE - HOA	61,968	1.4226
I3	OPEN-SPACE - HOA	117,462	2.6966
I4	OPEN-SPACE - HOA	59,419	1.3641
J	PRESERVATION / OPENSPACE - M-NCPPC	250,606	5.7531
J1	OPEN-SPACE - HOA	48,009	1.1021
J2	OPEN-SPACE - HOA	17,543	0.4027
J3	OPEN-SPACE - HOA	33,822	0.7764
J4	OPEN-SPACE - HOA	59,671	1.3699
K	OPEN-SPACE - HOA	52,246	1.1994
K1	OPEN-SPACE - HOA	9,374	0.2152
K2	OPEN-SPACE - HOA	11,660	0.2677
K3	OPEN-SPACE - HOA	37,041	0.8504
L	OPEN-SPACE - HOA	9,814	0.2253
L1	OPEN-SPACE - HOA	45,982	1.0556
L2	OPEN-SPACE - HOA	38,350	0.8804
L3	OPEN-SPACE - HOA	8,011	0.1839
M	PRESERVATION / OPENSPACE - M-NCPPC	258,670	5.9383
M1	OPEN-SPACE - HOA	90,029	2.0668
N	OPEN-SPACE - HOA	11,968	0.2748
O	OPEN-SPACE - HOA	12,007	0.2756
O1	OPEN-SPACE - HOA	4,570	0.1049
P	PRESERVATION / OPENSPACE - M-NCPPC	189,289	4.3455
P2	OPEN-SPACE - HOA	71,154	1.6335
P3	OPEN-SPACE - HOA	4,284	0.0983
Q	OPEN-SPACE - HOA	11,592	0.2661
R	PRESERVATION / OPENSPACE - M-NCPPC	576,719	13.2396
R2	OPEN-SPACE - HOA	312,113	7.1651
R3	OPEN-SPACE - HOA	33,051	0.7587
ROW DEDICATION 1	ROW DEDICATION	26,509	0.6086
ROW DEDICATION 2	ROW DEDICATION	8,805	0.2021
S	PRESERVATION / OPENSPACE - M-NCPPC	631,755	14.5031
S1	OPEN-SPACE - HOA	40,397	0.9274
S2	OPEN-SPACE - HOA	21,367	0.4905
T	PRESERVATION / OPENSPACE - M-NCPPC	114,946	2.6388
T1	OPEN-SPACE - HOA	4,995	0.1147
U	PRESERVATION / OPENSPACE - M-NCPPC	384,205	8.8201
U1	OPEN-SPACE - HOA	90,327	2.0736
V	PRESERVATION / OPENSPACE - M-NCPPC	326,242	7.4895
V1	OPEN-SPACE - HOA	38,529	0.8845
W	OPEN-SPACE - HOA	21,669	0.4974
W1	OPEN-SPACE - HOA	14,889	0.3418
X	PRESERVATION / OPENSPACE - M-NCPPC	522,637	11.9981
X1	OPEN-SPACE - HOA	35,597	0.8172
X2	ROADWAY - HOA	24,107	0.5534
Y	OPEN-SPACE - HOA	12,924	0.2967
Y1	ROADWAY - HOA	22,843	0.5244
Y2	ROADWAY - HOA	19,383	0.4450
Y3	OPEN-SPACE - HOA	58,401	1.3407
Z	PRESERVATION / OPENSPACE - M-NCPPC	103,785	2.3826
Z1	OPEN-SPACE - HOA	31,593	0.7253
Z2	OPEN-SPACE - HOA	9,044	0.2076
Z3	ROADWAY - HOA	22,843	0.5244
Z4	ROADWAY - HOA	17,998	0.4132

FOR RECREATION FACILITIES SCHEDULE, SEE LSLP RECREATION PLAN ON SHEET 33

FOR TRAIL PHASING, SEE PHASING PLAN EXHIBIT ON SHEET 38





Vicinity Map
SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	CONTEXT PLAN
03	APPROVALS
04	EXISTING CONDITIONS
05	FACADE TRACKING CHART
06	SITE PLAN
07	SITE PLAN
08	SITE PLAN
09	SITE PLAN
10	SITE PLAN
11	SITE PLAN
12	SITE PLAN
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28	SITE PLAN
29	SITE PLAN
30	SITE PLAN
31	SITE PLAN
32	SITE PLAN
33	SITE PLAN
34	SITE PLAN
35	DETAILS
36	INTERPRETIVE SIGNAGE DETAILS
37	PHASING PLAN
38	LOT TEMPLATE EXHIBIT

PROFESSIONAL CERTIFICATION
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."
LICENSE NO. 32490
EXPIRATION DATE: 6/06/28
STATE OF MARYLAND · CHARLES W. HOWE · No. 32490 REGISTERED · PROFESSIONAL ENGINEER
5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

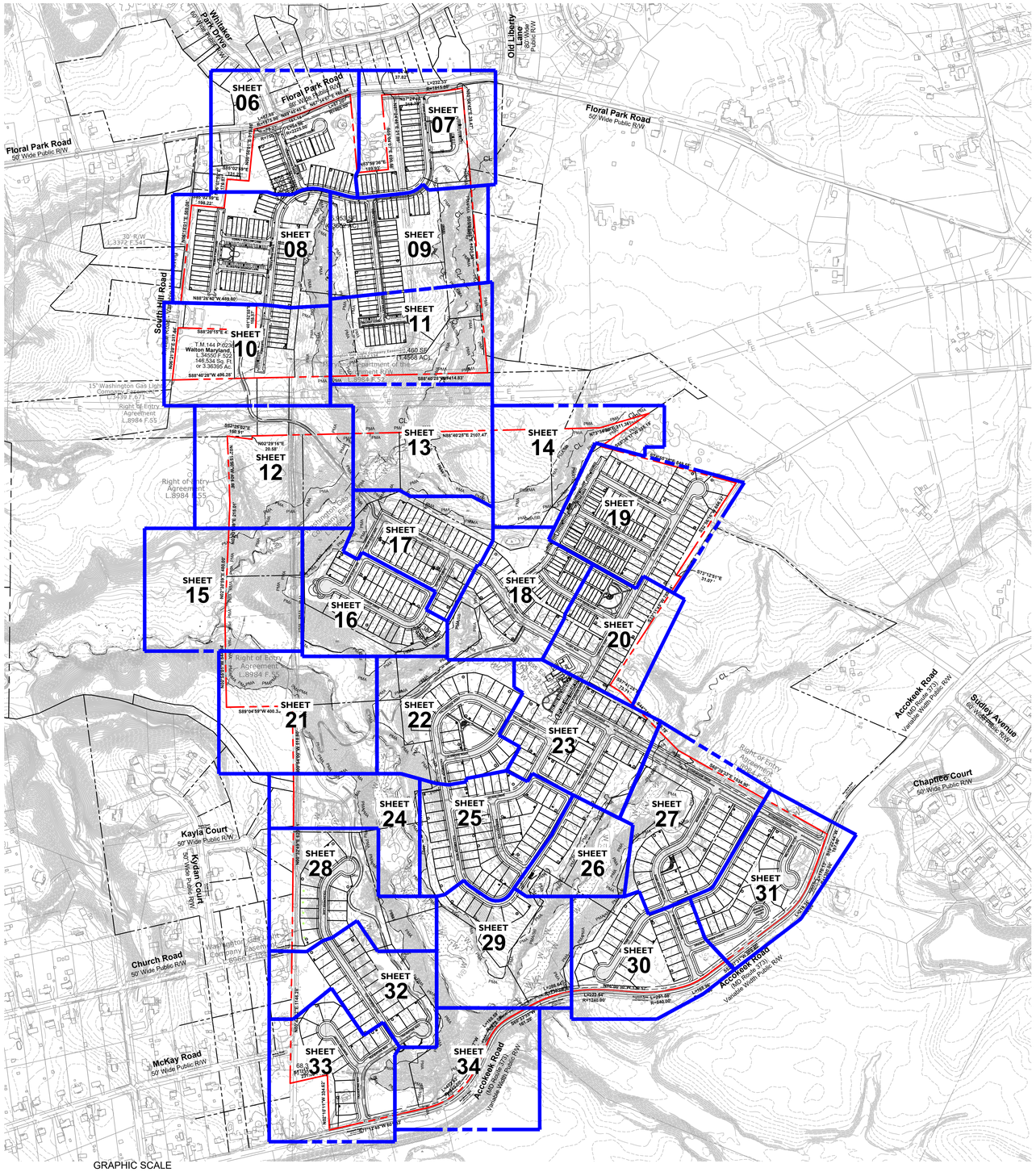
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe
RELEASE FOR
BY_____ DATE ____

SPECIFIC DESIGN PLAN
SDP-2025-0015
COVER SHEET

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026
SHEET No. 01 OF 37

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- PR. R.O.W.
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. DRIVEWAY
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. EDGE OF PAVEMENT

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — MATTHEW T. MUDDIMAN — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

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DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

SPECIFIC DESIGN PLAN
SDP-2025-0015

CONTEXT PLAN

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026
SHEET No. 02 OF 37

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SDP-2025-0015_Exhibit F.pdf 2 of 1372 of 1537

PRELIMINARY NOT FOR CONSTRUCTION

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EXPIRATION DATE: 6/06/28

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

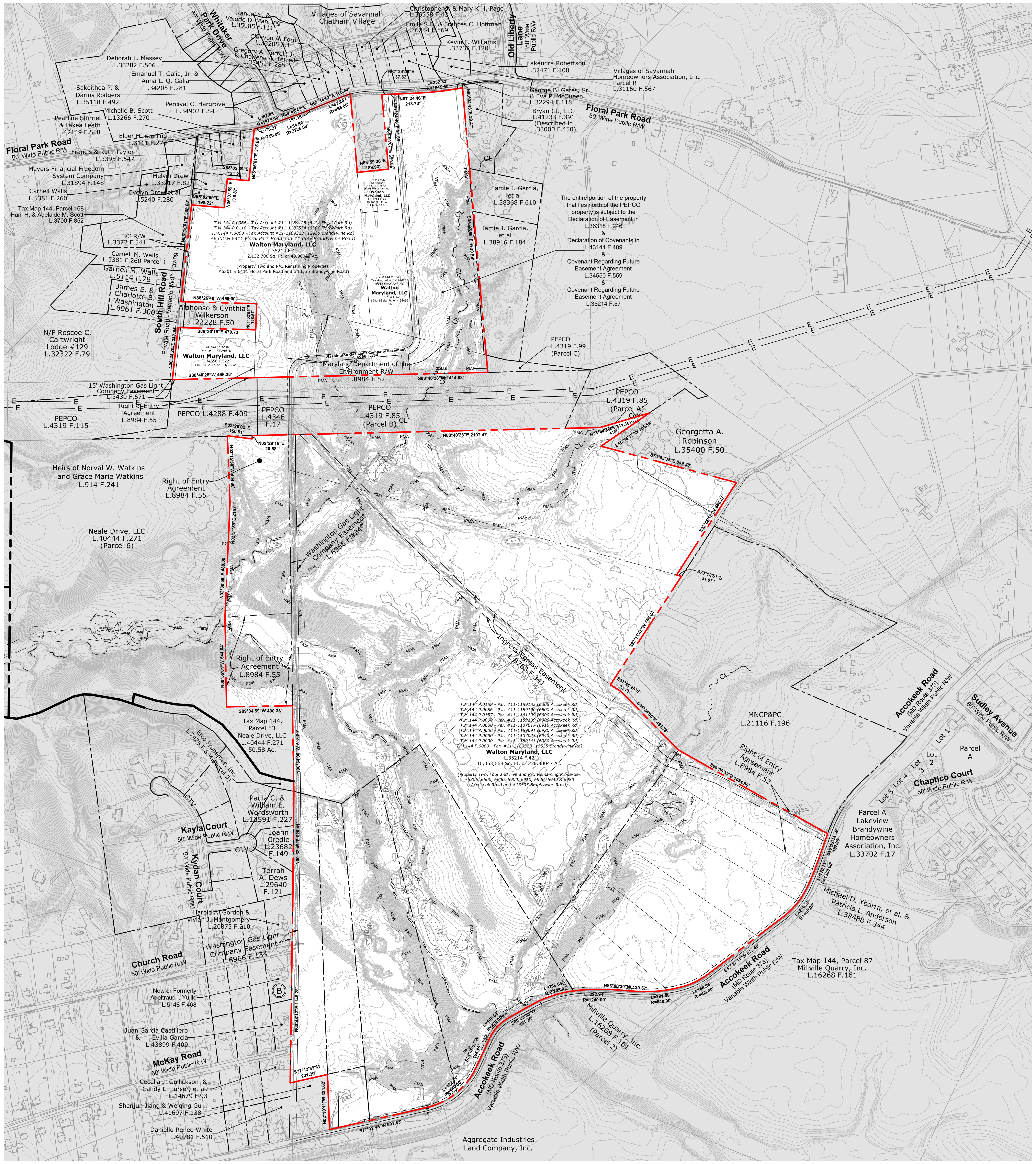
SPECIFIC DESIGN PLAN
SDP-2025-0015

APPROVALS

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026
SHEET No. 03 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Overall\SDP_Cover_Sheet.dwg
SDP-2025-0015_Saddle Ridge_51 of 54.pdf

PRELIMINARY NOT FOR CONSTRUCTION



N
Scale: 1" = 300'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
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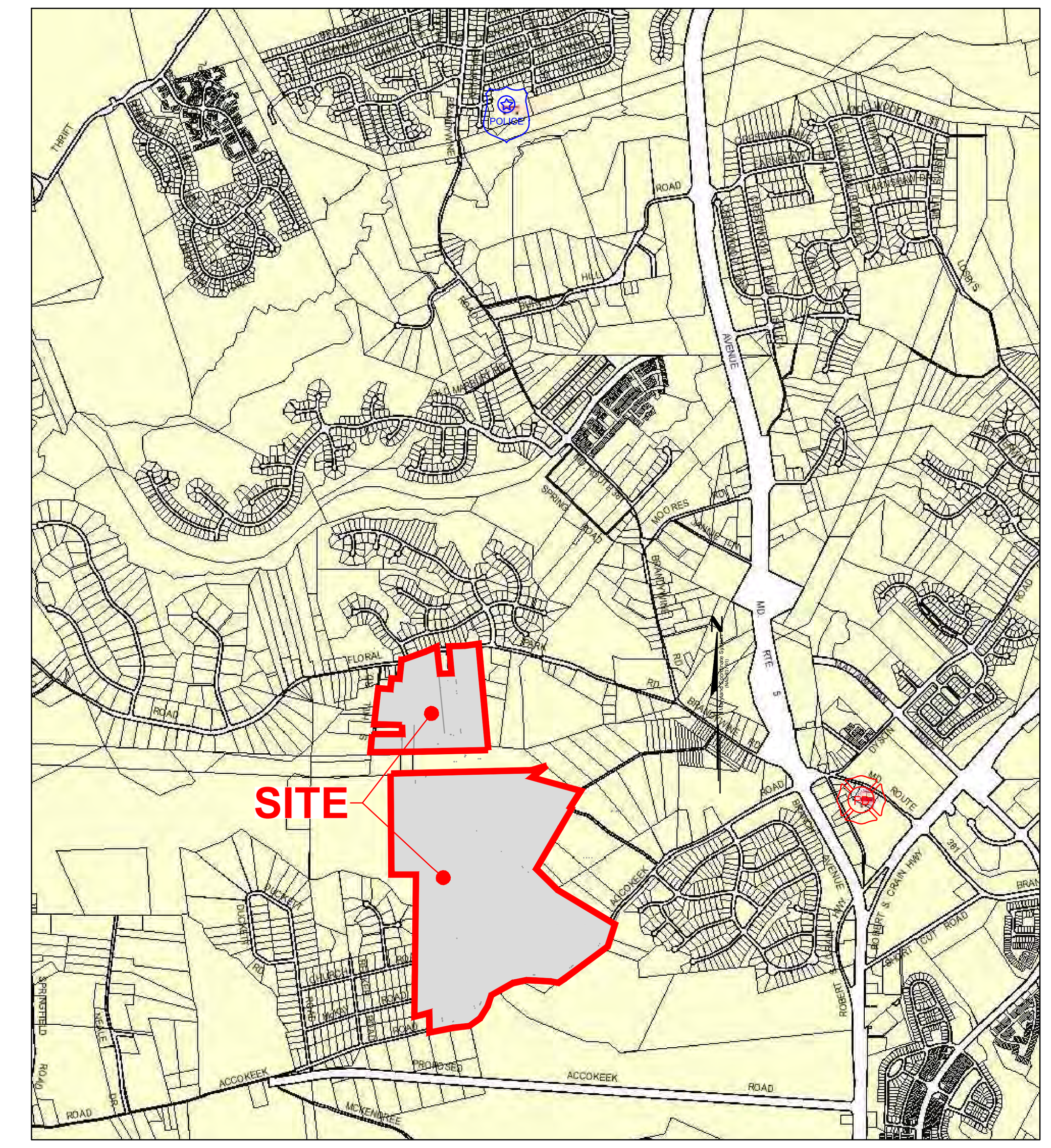
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)



POLICE STATION
FIRE STATION

EMERGENCY SERVICES VICINITY MAP
1" = 2000'

Parcel Identification Table

Tax Map	Grid	Parcel	Parcel ID	Street Address	Liber	Folio
144	C2	110	11-1182534	6301 Floral Park Rd. Brandywine, MD, 20613	35214	42
144	C2	143	11-1140235	6315 Floral Park Rd. Brandywine, MD, 20613	35214	42
144	C2	37	11-1174572	6405 Floral Park Rd. Brandywine, MD, 20613	35214	42
144	C2	66	11-1189125	6411 Floral Park Rd. Brandywine, MD, 20613	35214	42
144	C4	157	11-1161199	6600 Accokeek Rd. Brandywine, MD 20613	35214	42
144	C4	86	11-1189190	6500 Accokeek Rd. Brandywine, MD 20613	35214	42
144	C4	188	11-1189182	6306 Accokeek Rd. Brandywine, MD 20613	35214	42
144	B3	236	11-5528410	South Hill Road	34550	522

This application includes the following Lots in the Littleworth Subdivision (Plat Book SDH 3 Plat No. 86):

Note: There are no block designations for the Littleworth Subdivision

Tax Map	Grid	Lots	Parcel ID	Street Address	Liber	Folio
144	D3	Part of Lots 45, 46 & 47	11-1189091	6920 Accokeek Rd. Brandywine, MD 20613	35214	42
144	D3	Part of Lots 45, 46 & 47	11-1137017	6910 Accokeek Rd. Brandywine, MD 20613	35214	42
144	D4	Lot 61 & Part of Lots 62-66	11-1137025	6940 Accokeek Rd. Brandywine, MD 20613	35214	42
144	D4	Part of Lots 62-66	11-1189109	6900 Accokeek Rd. Brandywine, MD 20613	35214	42
144	D2	Part of Lot 44	11-1189141	6980 Accokeek Rd. Brandywine, MD 20613	35214	42
144	D2	Part of Lot 44	11-1189323	13535 Brandywine Rd. Brandywine, MD 20613	35214	42

GRAPHIC SCALE
300' 0 150' 300' 600' 1,200'
1 INCH = 300 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHARLES W. HOWE — No. 32490 REGISTERED — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe
RELEASE FOR ____
BY____ DATE ____

SPECIFIC DESIGN PLAN
SDP-2025-0015
EXISTING PROPERTY INFORMATION

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026
SHEET No. 04 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Overall\SDP Existing Property.dwg
SDP-2025-0015_backup - Plans 4 of 137 4 of 137

PRELIMINARY NOT FOR CONSTRUCTION

BLOCK A | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	TH	X	
2	TH		
3	TH		
4	TH		
5	TH		
6	TH		
7	TH		
8	TH		
9	TH		
10	TH	X	
11	TH	X	
12	TH		
13	TH		
14	TH	X	
15	TH	X	
16	TH		
17	TH		
18	TH		
19	TH		
20	TH		
21	TH		
22	TH	X	

BLOCK B | UNIT TRACKING

UNIT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	TH	X	
2	TH		
3	TH		
4	TH		
5	TH		
6	TH		
7	TH		
8	TH		
9	TH	X	
10	TH		
11	TH		
12	TH		
13	TH		
14	TH		
15	TH		
16	TH	X	
17	TH	X	
18	TH		
19	TH		
20	TH		
21	TH		
22	TH		
23	TH		
24	TH	X	

BLOCK C | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	TH	X	
2	TH		
3	TH		
4	TH		
5	TH		
6	TH		
7	TH		
8	TH		
9	TH		
10	TH		
11	TH		
12	TH		
13	TH	X	

BLOCK D | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	TH		
2	TH		
3	TH		
4	TH	X	
5	TH	X	
6	TH		
7	TH		
8	TH	X	
9	TH		
10	TH		
11	TH		
12	TH		
13	TH		
14	TH		
15	TH		
16	TH		
17	TH		
18	TH		
19	TH		
20	TH		
21	TH		
22	TH		
23	TH		
24	TH		
25	TH		
26	TH	X	

BLOCK E | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	TH	X	
2	TH		
3	TH		
4	TH	X	
5	TH		
6	TH		
7	TH		
8	TH		
9	TH		
10	TH		
11	TH		
12	TH		
13	TH		
14	TH		
15	TH		
16	TH		
17	TH		
18	TH		
19	TH		
20	TH		
21	TH		
22	TH	X	
23	TH		
24	TH		
25	TH		
26	TH		
27	TH		
28	TH		
29	TH		
30	TH		

BLOCK F | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	TH		
2	TH		
3	TH		
4	TH		
5	TH		
6	TH		
7	TH		
8	TH		
9	TH		
10	TH		
11	TH		
12	TH		
13	TH		
14	TH		
15	TH		
16	TH		
17	TH	x	
18	TH		
19	TH		
20	TH		
21	TH		
22	TH		
23	TH		
24	TH	x	

BLOCK G | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	TH	X	
2	TH		
3	TH		
4	TH		
5	TH		
6	TH		
7	TH		
8	TH		
9	TH		
10	TH		
11	TH		
12	TH		
13	TH		
14	TH		
15	TH		
16	TH		
17	TH		
18	TH		
19	TH		
20	TH		
21	TH		
22	TH		
23	TH		
24	TH		

BLOCK H | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF	X	
11	SF	X	
12	SF		
13	SF		
14	SF		
15	SF	X	
16	SF		
17	SF	X	

BLOCK I | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF		
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF	X	
11	SF	X	
12	SF		
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		
18	SF		
19	SF	X	
20	SF	X	
21	SF		
22	SF		
23	SF		
24	SF		
25	SF		
26	SF		
27	SF		
28	SF		
29	SF		
30	SF		
31	SF		
32	SF		
33	SF		
34	SF		
35	SF	X	
36	SF		
37	SF	X	

BLOCK J | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF	X	
9	SF	X	
10	SF		
11	SF		
12	SF		
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		
18	SF		
19	SF		
20	SF		
21	SF		
22	SF		
23	SF		
24	SF		
25	SF	X	
26	SF		
27	SF		
28	SF		
29	SF		
30	SF		
31	SF		
32	SF	X	

BLOCK K | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF	X	
10	SF		
11	SF		
12	SF	X	
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		

BLOCK L | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF		
11	SF		
12	SF	X	
13	SF		
14	SF	X	
15	SF	X	
16	SF		
17	SF		
18	SF		
19	SF		
20	SF		
21	SF		
22	SF		
23	SF	X	
24	SF		
25	SF		
26	SF		
27	SF		

BLOCK M | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF	X	
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF		
11	SF		
12	SF		
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		
18	SF	X	

BLOCK N | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF	X	
5	SF		
6	SF		
7	SF		
8	SF	X	
9	SF		
10	SF		
11	SF	X	
12	SF		
13	SF		
14	SF		

BLOCK O | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF	X	
5	SF	X	
6	SF		
7	SF	X	
8	SF		
9	SF		
10	SF	X	
11	SF	X	
12	SF		
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		

BLOCK P | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF	X	
10	SF	X	
11	SF		
12	SF		
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		
18	SF		
19	SF		
20	SF	X	
21	SF	X	
22	SF		
23	SF		
24	SF		
25	SF		
26	SF		
27	SF		
28	SF		
29	SF		
30	SF		
31	SF		
32	SF		
33	SF		
34	SF		
35	SF		
36	SF	X	

BLOCK Q | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF	X	
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF	X	
11	SF		
12	SF		
13	SF	X	
14	SF		
15	SF		
16	SF		
17	SF		
18	SF		
19	SF	X	
20	SF		
21	SF		
22	SF		

BLOCK R | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF	X	
11	SF	X	
12	SF		
13	SF		
14	SF	X	
15	SF		
16	SF	X	
17	SF	X	
18	SF		
19	SF	X	

BLOCK S | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF		
2	SF		
3	SF		
4	SF		
5	SF		
6	SF	X	
7	SF		
8	SF		
9	SF		
10	SF		
11	SF		
12	SF		
13	SF		
14	SF		
15	SF	X	
16	SF	X	
17	SF		
18	SF		
19	SF		
20	SF		
21	SF		
22	SF		
23	SF		
24	SF		
25	SF		
26	SF		
27	SF		
28	SF	X	
29	SF	X	
30	SF		
31	SF		
32	SF	X	

BLOCK T | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF	X	
11	SF	X	
12	SF		
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		
18	SF		
19	SF	X	

BLOCK U | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF	X	
11	SF	X	
12	SF		
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		
18	SF		
19	SF		
20	SF	X	

BLOCK V | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF		
11	SF		
12	SF		
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		
18	SF		
19	SF		
20	SF	X	

BLOCK W | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF	X	
7	SF		
8	SF		
9	SF		
10	SF		
11	SF		
12	SF		
13	SF		
14	SF		
15	SF		
16	SF	X	
17	SF		
18	SF	X	
19	TH		
20	TH		
21	TH		
22	TH		
23	TH		
24	TH		
25	TH		
26	TH		
27	TH		
28	TH		
29	TH	X	
30	TH	X	
31	TH		
32	TH		
33	TH	X	

BLOCK X | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	TH	X	
2	TH		
3	TH		
4	TH		
5	TH		
6	TH		
7	TH		
8	TH		
9	TH		
10	TH		
11	TH	X	
12	TH		
13	TH		
14	TH		
15	TH	X	
16	TH	X	
17	TH		
18	TH		
19	TH		
20	TH		
21	TH		
22	TH		
23	TH		
24	TH		
25	TH	X	

BLOCK Y | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF	X	
5	TH		
6	TH		
7	TH		
8	TH		
9	TH		
10	TH		
11	TH		
12	TH		
13	TH		
14	TH		
15	TH		
16	TH		
17	TH	X	
18	TH		
19	TH		
20	TH		
21	TH		
22	TH		
23	TH	X	
24	TH		
25	TH		
26	TH		
27	TH		
28	TH		
29	TH		
30	TH		
31	TH		
32	TH		
33	TH		
34	TH		
35	TH		

BLOCK Z | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF	X	
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
10	SF		
11	SF		
12	SF		
13	TH	X	
14	TH		
15	TH		
16	TH		
17	TH		
18	TH		
19	TH	X	
20	TH		
21	TH		
22	TH		
23	TH		
24	TH		
25	TH		
26	TH		
27	TH		
28	TH		
29	TH		
30	TH		
31	TH		

BLOCK AA | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF		
2	SF		
3	SF		
4	SF		
5	SF		
6	SF	X	
7	SF		
8	SF		
9	SF		
10	SF		
11	SF		
12	SF		
13	SF		
14	SF		
15	SF		

BLOCK BB | UNIT TRACKING

LOT #	PRODUCT TYPE	HIGHLY VISIBLE LOT	FULL MASONRY FRONT FAÇADE
1	SF	X	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF	X	
9	SF	X	
10	SF		
11	SF		
12	SF		
13	SF		
14	SF		
15	SF		
16	SF		
17	SF		
18	SF		
19	SF		
20	SF		
21	SF		
22	SF		
23	SF		
24	SF		
25	SF		
26	SF		
27	SF		
28	SF		
29	SF		
30	SF		
31	SF		
32	SF		
33	SF		
34	SF		
35	SF		
36	SF		
37	SF		
38	SF		
39	SF		
40	SF		
41	SF		
42	SF		

PRODUCT TYPE LEGEND
TH = TOWNHOUSE (SINGLE-FAMILY ATTACHED)
SF = SINGLE FAMILY DETACHED

Total Units	**703**
Total Single-Family Attached (TH) Units	**253**
Full front façade of brick, stone, or stucco = 60% of Single-Family Attached	**152**

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHRISTOPHER M. RODGERS — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

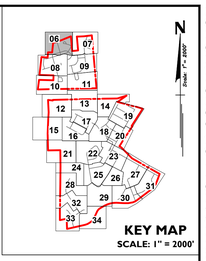
RELEASE FOR ☐
BY_____ DATE____

SPECIFIC DESIGN PLAN
SDP-2025-0015

FACADE TRACKING CHART

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026
SHEET No. 05 OF 37

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 08

MATCHLINE - SEE SHEET 09

N
NGVD: 29
NAD: 83

GRAPHIC SCALE
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

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137 Mitchells Chance Road, Suite 300
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Phone: 301-310-6043
Contact: Matt Muddiman
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SADDLE RIDGE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

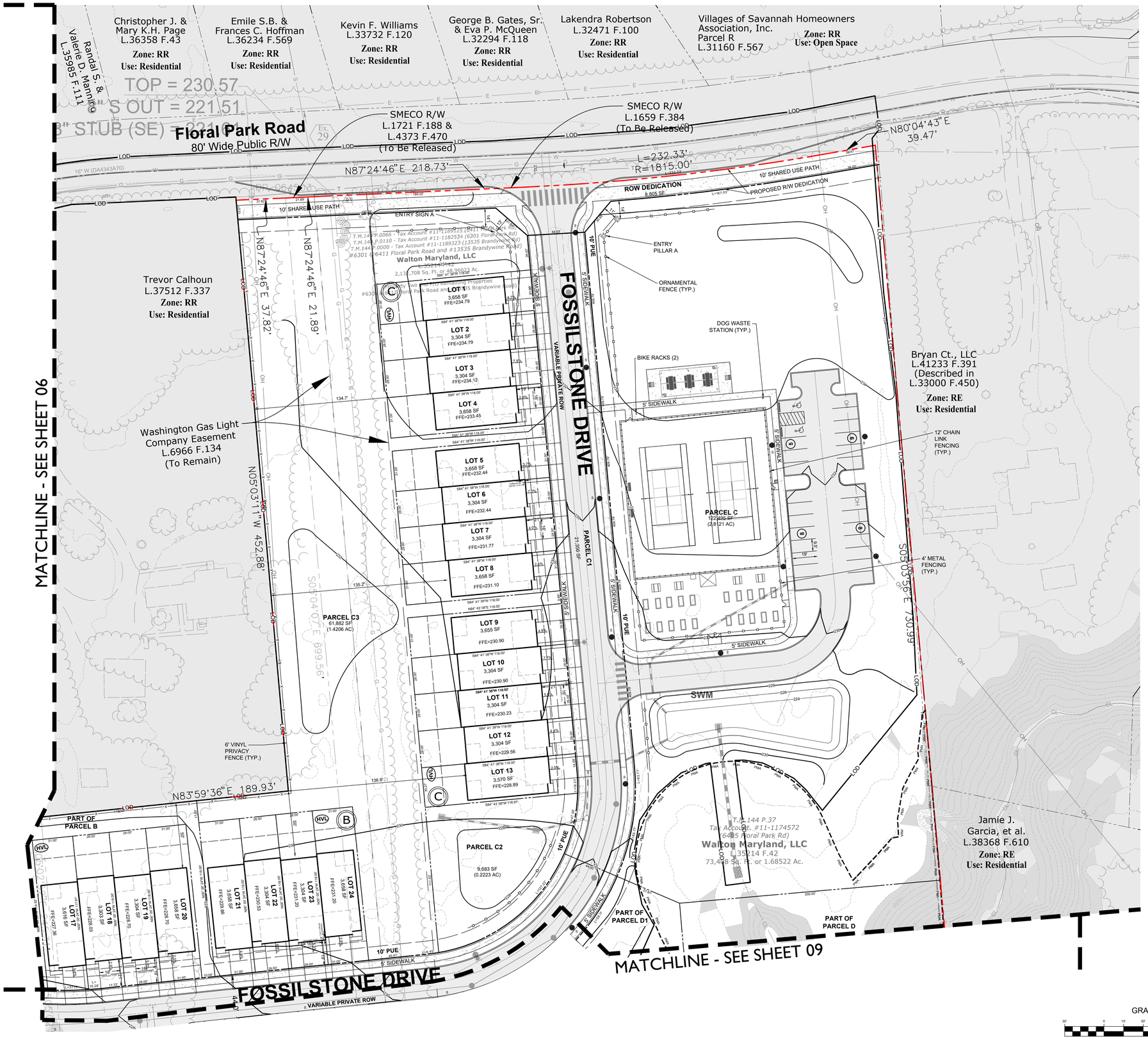
BY_____ DATE____

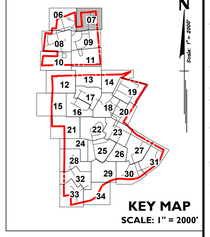
SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 06 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plans - Overall SDP Plot Plans\Site Plan.dwg





PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHARLES H. HOWE — 32490 — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
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Phone: 301-310-6043
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SADDLE RIDGE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 07 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plans_Overall\SDP_Plan Sheets.dwg
4/24/2026 2:04:15 PM EDT by Charlie Howe

MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 09

PRELIMINARY NOT FOR CONSTRUCTION

FOSSIL STONE DRIVE
VARIABLE PRIVATE ROW

DOG WASTE STATION (TYP.)

Evelyn Drew et al
L.5240 F.280

Zone: RE
Use: Residential

PARCEL A
57,686 SF
(1.1324 AC)

N06°07'59" E 176.87'

S85°02'59" E 198.22'

South Hill Road
Private Road - Variable Width Paving

Tax Map 144,
Parcel 168
Haril H. &
Adelaide M. Scott
L.3700 F.852

Zone: RE
Use: Vacant

15' R/W
L.2054 F.569 &
L.2187 F.28
(To Remain)

Carnell M. Walls
L.5381 F.260
Parcel 1

Zone: RE
Use: Vacant

N06°18'01" E 589.06'

30' R/W
L.3372 F.541
(To Remain)

Garnell
M. Walls
L.5114
F.78

Zone: RE
Use: Vacant

mes E. &
harlotte B.
ashington
961 F.300

Zone: RE
Residential

T.M.144 P.0066 - Tax Account #11-1189133 - 6411 Floral Park Rd
T.M.144 P.0110 - Tax Account #11-1182534 (6301 Floral Park Rd
T.M.144 P.0000 - Tax Account #11-1189323 (13535 Brandywine Rd
#6301 & 6411 Floral Park Road and #13535 Brandywine Road
Walton Maryland, LLC
L.35214 F.42
2,132,708 Sq. Ft. or 48.96023 Ac.
(Property Two and P/O Remaining Properties
#6301 & 6411 Floral Park Road and #13535 Brandywine Road)

N88°26'40" W 459.00'

LOT 1 3,959 SF FFE=224.8
LOT 12 3,392 SF FFE=224.8
LOT 13 3,313 SF FFE=224.6
LOT 14 3,685 SF FFE=225.47

LOT 1 FFE=232.90
LOT 2 FFE=232.90
LOT 3 FFE=233.57
LOT 4 FFE=234.24
LOT 5 FFE=234.91
LOT 6 FFE=235.50
LOT 7 FFE=235.50
LOT 8 FFE=236.17
LOT 9 FFE=236.17
LOT 10 FFE=236.17
LOT 11 FFE=236.17
LOT 12 FFE=235.20
LOT 13 FFE=235.20
LOT 14 FFE=234.53
LOT 15 FFE=233.86
LOT 16 3,658 SF FFE=233.19

LOT 22 3,658 SF FFE=233.50
LOT 21 3,304 SF FFE=233.50
LOT 20 3,304 SF FFE=232.83
LOT 19 3,658 SF FFE=232.83
LOT 18 3,658 SF FFE=231.40
LOT 17 3,304 SF FFE=230.73
LOT 16 3,304 SF FFE=230.06
LOT 15 3,658 SF FFE=230.06

COBALT HOLLOW LANE
58' PRIVATE ROW
PARCEL A2
17,609 SF

PEBBLE FORK LANE
44' PRIVATE ROW

BLUESTEM BRANCH LANE
58' PRIVATE ROW

PARCEL F1
PARCEL F2
27,376 SF
(0.6285 AC)
PARCEL F3
PARCEL F4
17,630 SF
PARCEL A3
28,024 SF

SWM
BIKE RACKS (2)
4' METAL FENCING (TYP.)

5' SIDEWALK
10' PUE
10' SHARED USE PATH

LOT 17 3,658 SF FFE=234.17
LOT 18 3,304 SF FFE=233.50
LOT 19 3,304 SF FFE=232.83
LOT 20 3,658 SF FFE=232.83
LOT 21 3,658 SF FFE=232.50
LOT 22 3,304 SF FFE=231.60
LOT 23 3,304 SF FFE=230.93
LOT 24 3,658 SF FFE=230.16

PARCEL G3
31,388 SF
(0.7206 AC)
PARCEL G4
31,081 SF
(0.7200 AC)

LOT 1 3,658 SF FFE=226.16
LOT 2 3,304 SF FFE=226.83
LOT 3 3,304 SF FFE=227.50
LOT 4 3,658 SF FFE=227.50
LOT 5 3,658 SF FFE=230.84
LOT 6 3,304 SF FFE=230.17
LOT 7 3,304 SF FFE=229.50
LOT 8 3,658 SF FFE=229.50
LOT 9 3,658 SF FFE=229.34
LOT 10 3,304 SF FFE=228.67
LOT 11 3,304 SF FFE=228.00
LOT 12 3,658 SF FFE=228.00
LOT 13 3,658 SF FFE=227.20
LOT 14 3,304 SF FFE=226.53
LOT 15 3,307 SF FFE=225.86
LOT 16 3,655 SF FFE=225.86

PARCEL E1
126,890 SF
(2.9130 AC)
PARCEL G2
41,576 SF
(0.9543 AC)
PART OF PARCEL G

SWM

KEY MAP
SCALE: 1" = 2000'

LEGEND:
- LOD — LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- E — EX. ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC
- S — EX. SANITARY SEWER
- EX. STORM DRAIN
- W — EX. WETLAND
- WB — EX. WETLAND BUFFER
- EX. STREAM
- SB — EX. STREAM BUFFER
- FP — EX. 100-YEAR FLOODPLAIN
- PMA/SB — EX. PMA/STREAM BUFFER
- FP BRL — EX. FLOODPLAIN BRL
- EX. WETLAND
- WB — EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- 140 — PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- HVL — PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD: 29
NAD: 83

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

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Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

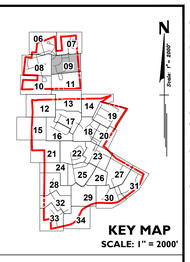
RELEASE FOR _____
BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 08 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG--Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Overall SDP Plan Sheet.dwg
SDP-2025-0015, Backup Plans 8 of 13760137



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

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- PR. WATER & SEWER EASEMENT
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- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD 29
NAD 83

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EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

SPECIFIC DESIGN PLAN
SDP-2025-0015
SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 09 OF 37

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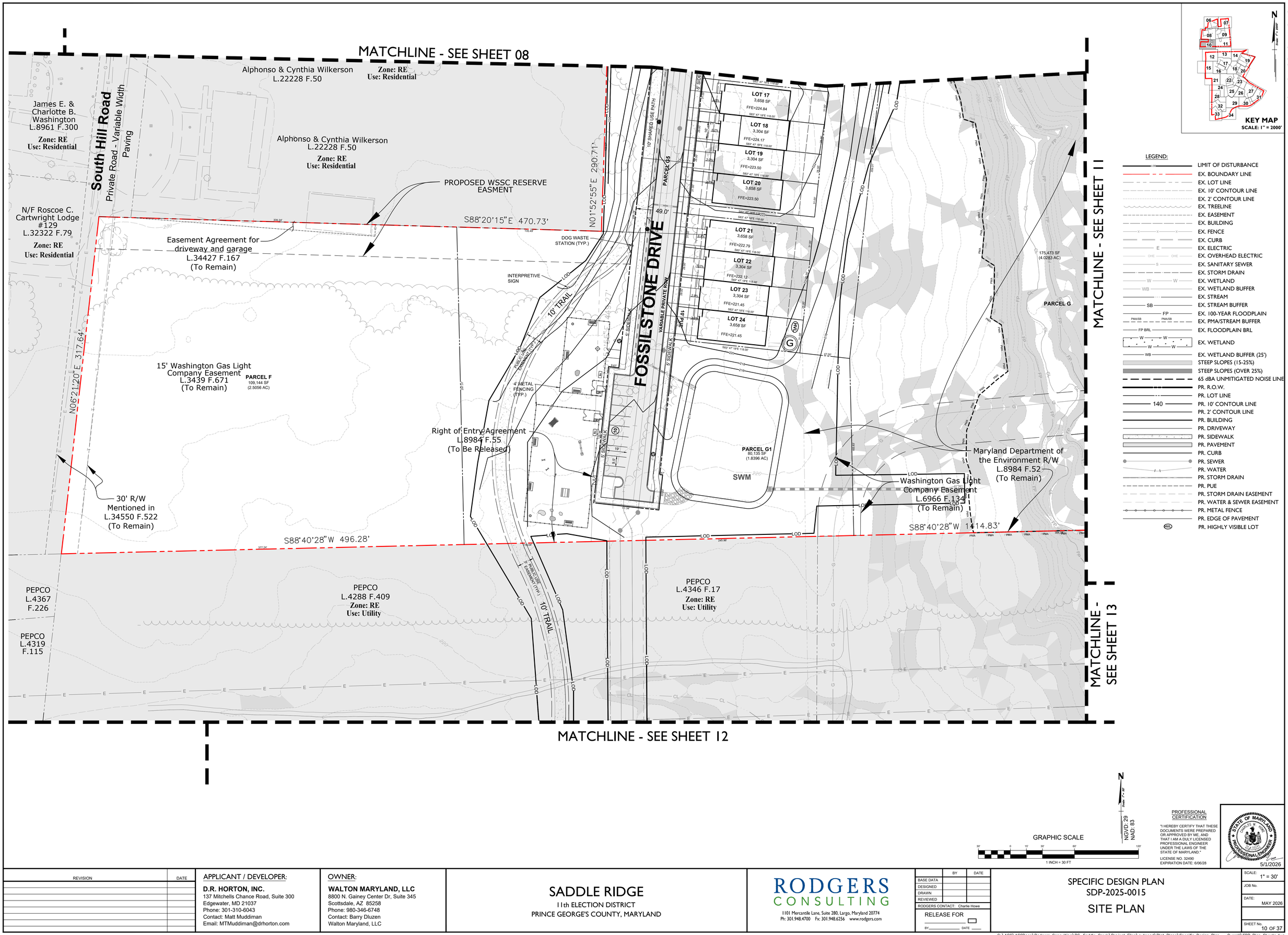

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

5/1/2026

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

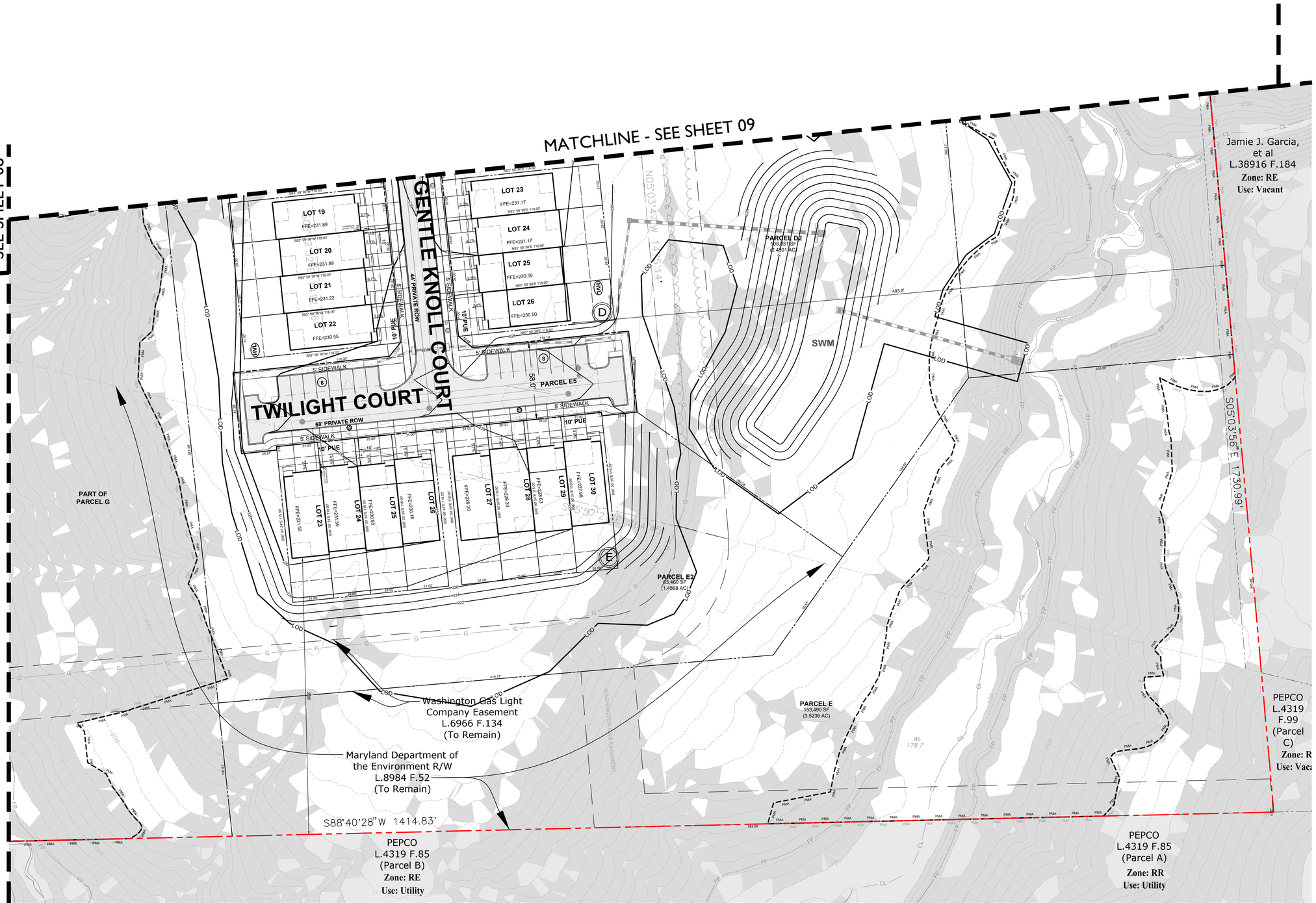
RODGERS CONTACT: Charlie Howe

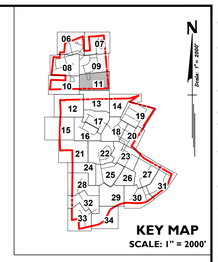
RELEASE FOR

BY_____ DATE____

SPECIFIC DESIGN PLAN
SDP-2025-0015
SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 10 OF 37





PRELIMINARY NOT FOR CONSTRUCTION

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- EX. BOUNDARY LINE
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- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
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- EX. SANITARY SEWER
- EX. STORM DRAIN
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- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
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- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

N

NGVD 29
NAD 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND
CHARLES W. HOWE
32490
PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015
SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 11 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan\Overall\SDP Plan Sheets.dwg

MATCHLINE - SEE SHEET 10

PEPCO L.4288 F.409
Zone: RE
Use: Utility

PEPCO
L.4346 F.17
Zone: RE
Use: Utility

10' TRAIL

PUBLIC USE EASEMENT (TYP.)

Heirs of Norval W. Watkins
and Grace Marie Watkins
L.914 F.241
Zone: RE
Use: Vacant

N02°29'16"E 20.58'

N88°40'28"E 2107.47'

S82°26'02"E 150.91'

Washington Gas Light
Company Easement
L.6966 F.134
(To Remain)

Neale Drive, LLC
L.40444 F.271
(Parcel 6)
Zone: RE
Use: Vacant

Ingress/Egress
Easement
L.8763 F.341
(To Be Modified)

N02°15'50"W 404.00'

Right of Entry
Agreement
L.8984 F.55
(To Remain)

PARCEL V
TO BE DEDICATED TO M-NCPPC
(7.4895 AC)

PARCEL U
TO BE DEDICATED TO M-NCPPC
(8.8201 AC)

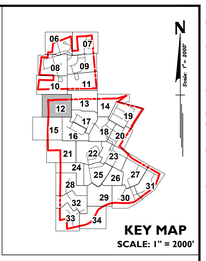
N02°31'59"E 215.01'

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 16



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

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- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
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- PR. HIGHLY VISIBLE LOT

N
Scale: 1" = 200'

NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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5/1/2026

REVISION	DATE

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____

BY_____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 12 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan Overall SDP Plan Sheets.dwg
SDP-2025-0015_backup >Plans 12 of 137 12 of 137

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 17

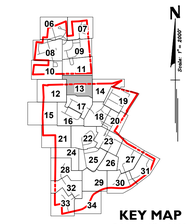
PEPCO
L.4319 F.85
(Parcel B)

Zone: RE
Use: Utility

N88°40'28"E 2107.47'

PART OF PARCEL V
TO BE DEDICATED TO M-NCPPC

PARCEL X
TO BE DEDICATED TO M-NCPPC
(11.9981 AC)



KEY MAP
SCALE: 1" = 2000'

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- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
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RELEASE FOR

BY_____ DATE_____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 13 OF 37

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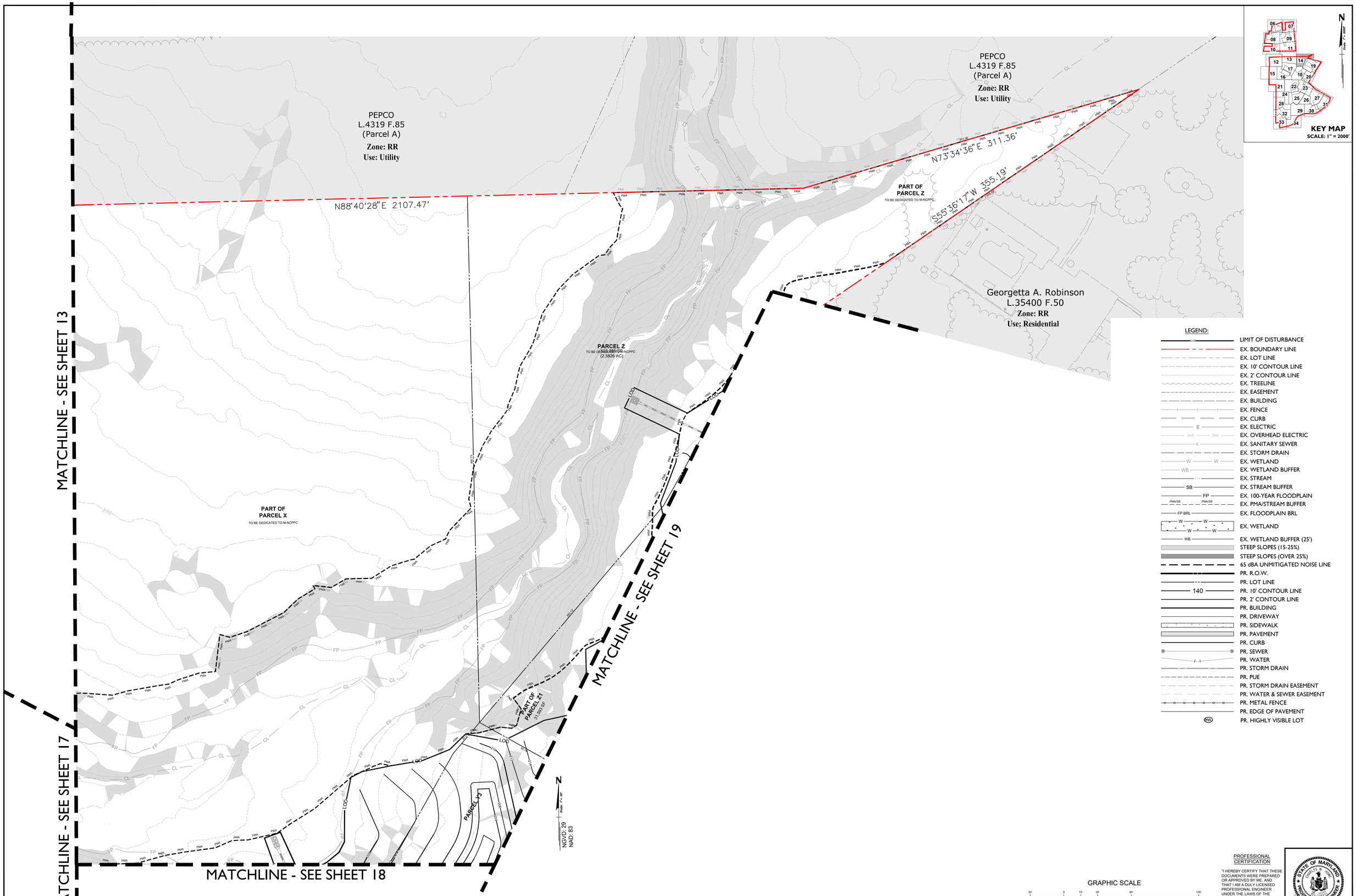
5/1/2026 10:05:08 AM EDT by Charlie Howe

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

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- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- 140 — PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — MICHAEL S. RODGERS — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

SPECIFIC DESIGN PLAN
SDP-2025-0015
SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 14 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan Overall\SDP Plan Sheet.dwg
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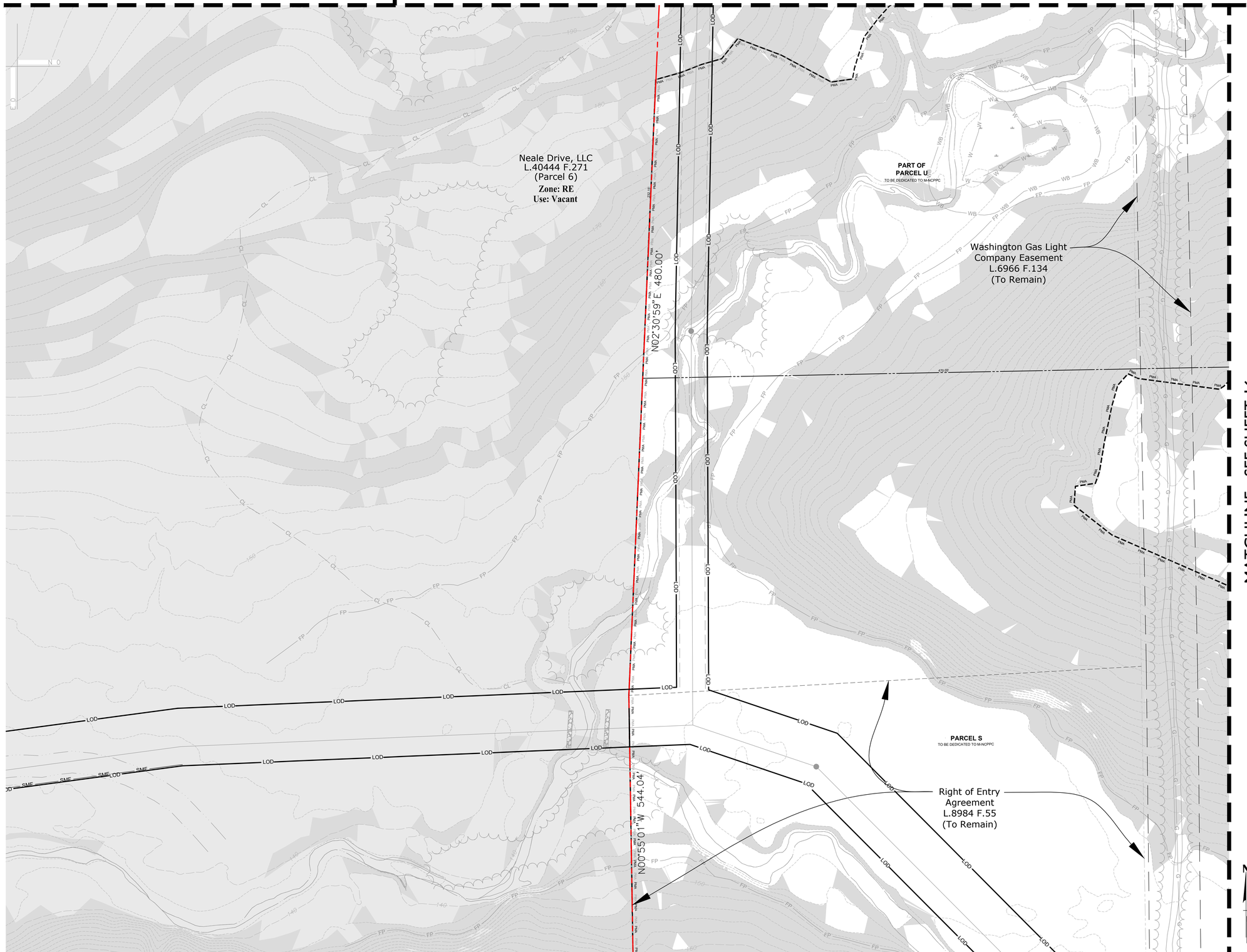
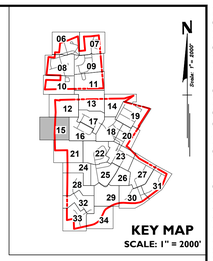
MATCHLINE - SEE SHEET 12



MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 21



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
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- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32400
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND
CHARLES W. HOWE
32400
PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 15 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan\Overall SDP Plan Sheets.dwg

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 22

PART OF PARCEL V
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL U1

PART OF PARCEL S
TO BE DEDICATED TO M-NCPPC
(14.3091 AC)

PARCEL S1
40,397 SF
(0.9274 AC)

PARCEL T1
4,995 SF
(0.1147 AC)

PART OF PARCEL T
TO BE DEDICATED TO M-NCPPC

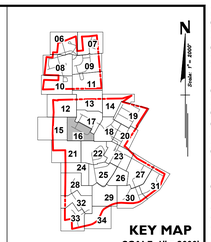
CEDAR GLEN LANE
50' PUBLIC ROW

MICA HILL LANE
53' PUBLIC ROW

OUTCROP DRIVE
53' PUBLIC ROW

LOT 32 4,680 SF FFE=206.0 BSMT=196.5
LOT 31 4,680 SF FFE=206.5 BSMT=196.5
LOT 30 4,680 SF FFE=206.0 BSMT=196.0
LOT 29 4,680 SF FFE=205.8 BSMT=196.3
LOT 28 4,697 SF FFE=210.5 BSMT=199.3
LOT 27 4,700 SF FFE=208.5 BSMT=198.3
LOT 26 4,700 SF FFE=208.0 BSMT=198.3
LOT 25 4,700 SF FFE=208.5 BSMT=198.5
LOT 24 4,700 SF FFE=208.0 BSMT=198.3
LOT 23 4,700 SF FFE=204.5 BSMT=194.5
LOT 22 4,700 SF FFE=203.0 BSMT=193.0
LOT 21 4,700 SF FFE=201.0 BSMT=191.0
LOT 20 4,700 SF FFE=199.5 BSMT=189.5
LOT 19 4,700 SF FFE=198.0 BSMT=189.0
LOT 18 4,700 SF FFE=196.0 BSMT=186.6
LOT 17 4,168 SF FFE=196.3 BSMT=186.0
LOT 16 6,671 SF FFE=196.3 BSMT=186.5
LOT 15 5,439 SF FFE=200.0 BSMT=190.0
LOT 14 5,387 SF FFE=200.5 BSMT=190.5
LOT 13 4,200 SF FFE=200.5 BSMT=190.5
LOT 10 5,439 SF FFE=206.3 BSMT=196.3
LOT 9 4,000 SF FFE=206.3 BSMT=196.3
LOT 8 4,000 SF FFE=206.5 BSMT=196.5
LOT 7 4,000 SF FFE=206.8 BSMT=196.8
LOT 6 4,000 SF FFE=207.5 BSMT=197.5
LOT 5 4,000 SF FFE=207.5 BSMT=197.5
LOT 4 4,000 SF FFE=207.5 BSMT=197.5
LOT 3 4,000 SF FFE=206.8 BSMT=196.8
LOT 2 4,000 SF FFE=206.1 BSMT=196.1
LOT 1 3,435 SF FFE=205.7 BSMT=194.7
LOT 11 5,439 SF FFE=207.3 BSMT=197.3
LOT 12 4,000 SF FFE=207.0 BSMT=197.0
LOT 13 4,000 SF FFE=206.3 BSMT=196.0
LOT 14 4,000 SF FFE=204.5 BSMT=194.5
LOT 15 4,000 SF FFE=203.0 BSMT=193.0
LOT 16 4,000 SF FFE=202.0 BSMT=192.5
LOT 17 4,000 SF FFE=200.5 BSMT=190.5
LOT 18 4,000 SF FFE=199.0 BSMT=189.0
LOT 19 4,000 SF FFE=198.0 BSMT=188.5

SWM
10' ACCESS PATH
10' PUE
6' SIDEWALK



KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
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- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
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- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

N
Scale: 1" = 60'
NGVD: 29
NAD: 83

GRAPHIC SCALE
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHRISTOPHER RODGERS — PROFESSIONAL ENGINEER

5/1/2026

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

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Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 16 OF 37

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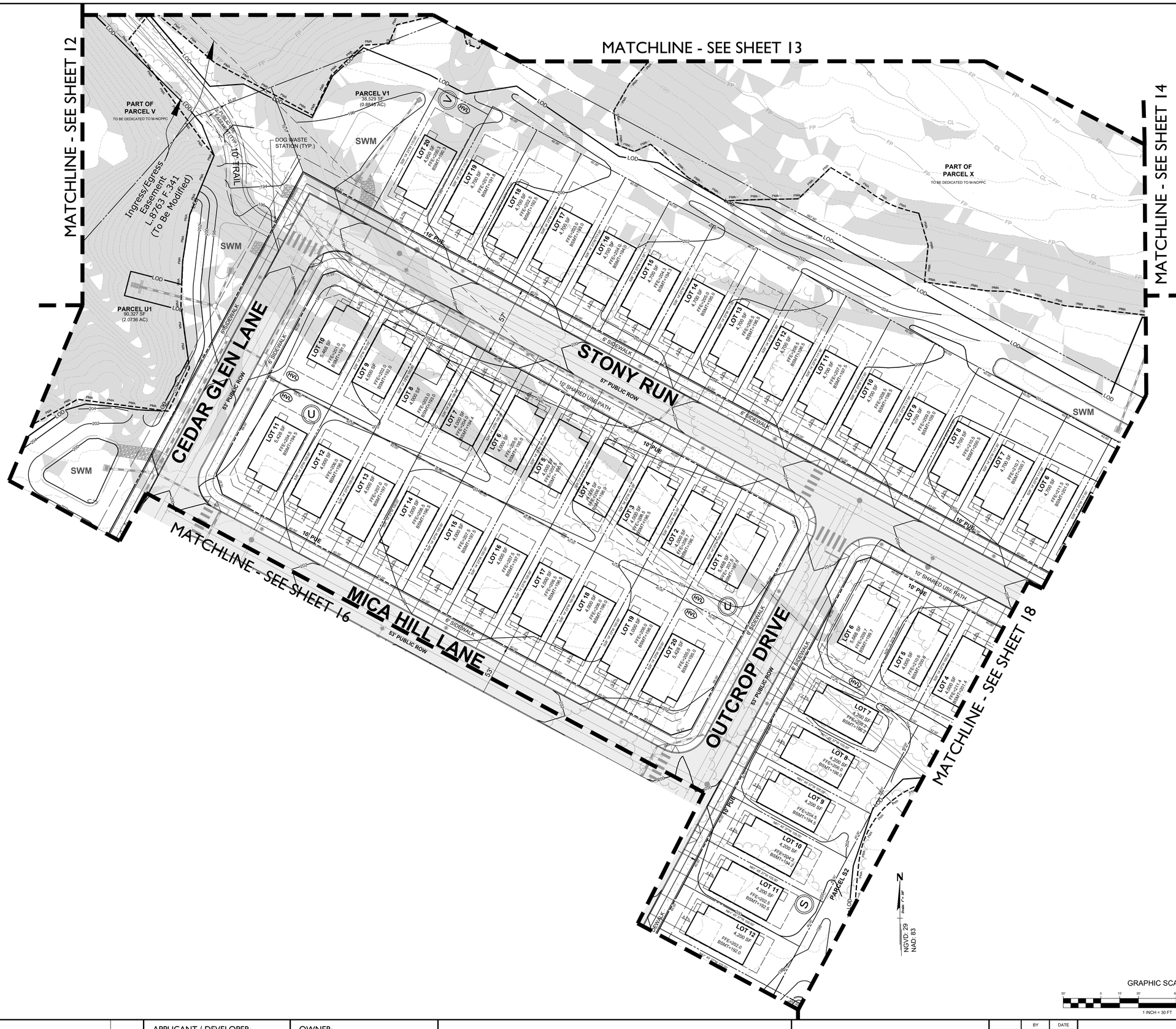

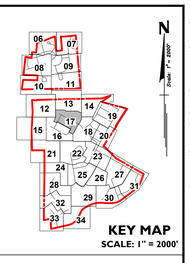

KEY MAP
SCALE: 1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
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- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND
CHARLES W. HOWE
32490
PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 17 OF 37

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MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 15

PARCEL T
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL S2
(0.4980 AC±)

PART OF PARCEL V1

PART OF PARCEL X
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL Y3
(0.3807 AC±)

PART OF PARCEL R2

PARCEL W1
14,989 SF

PARCEL W
21,669 SF

PARCEL X2

Ingress/Egress Easement
L.8763 F.341
(To Be Removed or Modified)

CELESTINE DRIVE
VARIABLE PRIVATE ROW

STONY RUN
ST PUBLIC ROW

SLATE RIDGE LANE
44' PRIVATE ROW

SANDSTONE LANE
44' PRIVATE ROW

10' TRAIL

10' SHARED USE PATH

5' SIDEWALK

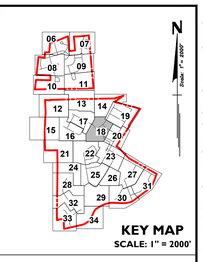
10' PUE

SWM

DOG WASTE STATION (TYP.)

INTERPRETIVE SIGN (1)

LOT 1 4,500 SF FFE=211.10 BSMT=201.10
LOT 2 4,405 SF FFE=211.5 BSMT=201.5
LOT 3 4,000 SF FFE=212.2 BSMT=202.2
LOT 4 4,700 SF FFE=211.7 BSMT=201.7
LOT 1 5,758 SF FFE=210.5 BSMT=200.5
LOT 2 5,876 SF FFE=212.6 BSMT=202.6
LOT 3 5,696 SF FFE=212.0 BSMT=200.0
LOT 4 6,109 SF FFE=212.0 BSMT=200.2
LOT 1 7,021 SF FFE=206.2 BSMT=196.2
LOT 2 7,170 SF FFE=207.5 BSMT=197.5
LOT 3 7,207 SF FFE=207.7 BSMT=197.7
LOT 4 6,393 SF FFE=208.7 BSMT=198.7
LOT 5 6,396 SF FFE=209.7 BSMT=199.7
LOT 6 7,488 SF FFE=208.5 BSMT=198.5
LOT 7 7,358 SF FFE=208.5 BSMT=198.5
LOT 8 6,987 SF FFE=208.0 BSMT=198.0
LOT 9 5,400 SF FFE=208.0 BSMT=198.0
LOT 10 5,400 SF FFE=208.5 BSMT=198.5
LOT 11 5,400 SF FFE=210.5 BSMT=200.5
LOT 12 2,159 SF FFE=212.17 BSMT=202.17
LOT 13 2,160 SF FFE=212.84 BSMT=202.84
LOT 14 2,264 SF FFE=213.51 BSMT=203.51
LOT 15 2,287 SF FFE=214.18 BSMT=204.18
LOT 16 2,572 SF FFE=211.50 BSMT=201.50
LOT 17 2,160 SF FFE=212.33 BSMT=202.33
LOT 18 2,160 SF FFE=212.84 BSMT=202.84
LOT 19 2,160 SF FFE=213.51 BSMT=203.51
LOT 20 2,610 SF FFE=214.18 BSMT=204.18
LOT 25 2,610 SF FFE=214.34 BSMT=204.34
LOT 26 2,160 SF FFE=213.67 BSMT=203.67
LOT 27 2,160 SF FFE=213.00 BSMT=203.00
LOT 28 2,161 SF FFE=212.33 BSMT=202.33
LOT 29 2,643 SF FFE=211.66 BSMT=201.66
LOT 30 2,702 SF FFE=210.67 BSMT=200.67
LOT 31 2,162 SF FFE=210.00 BSMT=200.00
LOT 32 2,180 SF FFE=209.33 BSMT=199.33
LOT 33 2,673 SF FFE=209.33 BSMT=199.33
LOT 1 2,758 SF FFE=210.5 BSMT=200.5
LOT 2 4,405 SF FFE=211.5 BSMT=201.5
LOT 3 5,696 SF FFE=212.0 BSMT=200.0
LOT 4 6,109 SF FFE=212.0 BSMT=200.2
LOT 6 2,610 SF FFE=217.13 BSMT=207.13
LOT 7 2,160 SF FFE=216.46 BSMT=206.46
LOT 8 2,160 SF FFE=215.79 BSMT=205.79
LOT 9 2,160 SF FFE=215.12 BSMT=205.12
LOT 10 2,610 SF FFE=214.45 BSMT=204.45
LOT 11 2,362 SF FFE=211.01 BSMT=201.01
LOT 12 2,160 SF FFE=211.68 BSMT=201.68



KEY MAP
SCALE: 1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LOD — LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
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- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
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- PR. HIGHLY VISIBLE LOT

NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

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RELEASE FOR
BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 18 OF 37

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MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 20

S74°55'38"E 849.58'

S32°56'16"W 666.37'

N32°56'16"W 666.37'

S73°12'51"E 31.07'

S33°11'45"W 785.64'

N60°03'29"E 83.63'

CREEKSTONE LANE
53' PUBLIC ROW

FELDSPAR LANE
44' PRIVATE ROW

SANDSTONE LANE
44' PRIVATE ROW

CELESTINE DRIVE
VARIABLE PRIVATE ROW

CRYSTAL CASCADE DRIVE
51' PUBLIC ROW

PARCEL AA
34,507 SF
(0.7922 AC)

PARCEL AA1
3,191 SF

PARCEL BB2
(0.4697 AC)

PARCEL BB1

PARCEL Z1
11,988 SF

PARCEL Z2
9,444 SF

PARCEL Z3
20,443 SF

PARCEL Y1
12,843 SF

PARCEL Y2
10,883 SF

SWM

MNCP&PC
L.21116 F.196
Zone: RR
Use: Open Space

PRELIMINARY NOT FOR CONSTRUCTION

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- WB EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- 140 PR. 10' CONTOUR LINE
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- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHARLES W. HOWE — 32490 — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Mudditman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

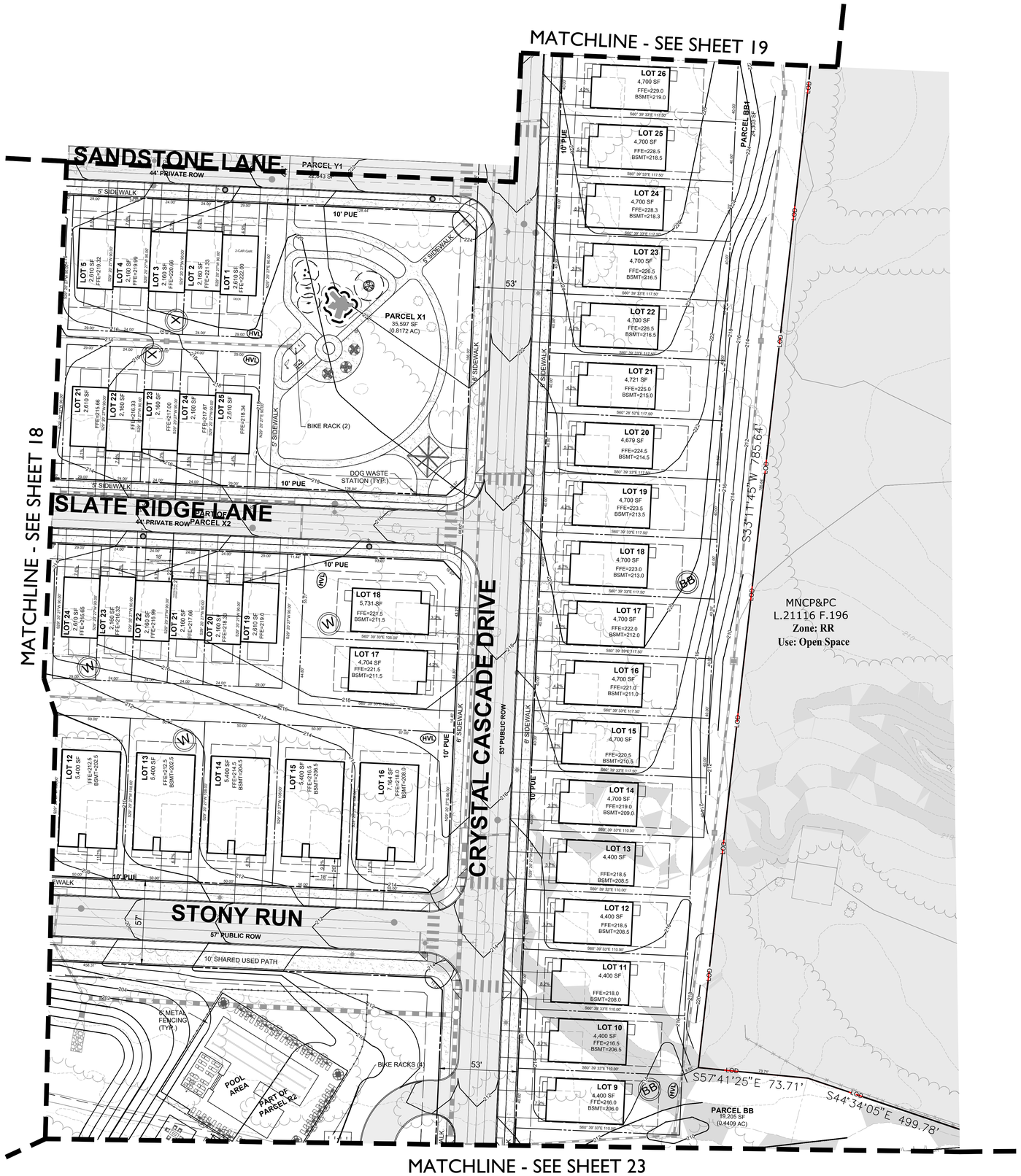
BY _____ DATE _____

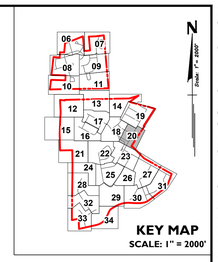
SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 19 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan Overall SDP Plan Sheets.dwg





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- PR. CURB
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- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD 29
NAD 83

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DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 20 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan General SDP Plan Sheets.dwg
Saved: 4/30/2026 10:05:53 AM EDT By: Charlie Howe
Plotted: 4/30/2026 10:06:19 AM EDT By: Charlie Howe

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 24

Right of Entry Agreement L.8984 F.55 (To Remain)

Washington Gas Light Company Easement L.6966 F.134 (To Remain)

N00°55'01"W 544.04'

S89°04'59"W 400.33'

400.33'

GAS MARKER

PART OF PARCEL S
TO BE DEDICATED TO M-NCPPC

PARCEL R
TO BE DEDICATED TO M-NCPPC
(13.2396 AC)

10' TRAIL

10' TRAIL

Tax Map 144, Parcel 53
Neale Drive, LLC
L.40444 F.271
50.58 Ac.
Zone: RE
Use: Vacant

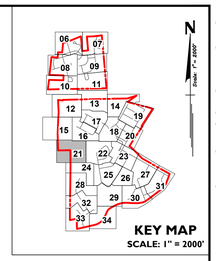
Erco Properties, Inc.
L.7425 F.894 (Parcel 3)
Zone: RE
Use: Vacant

Washington Gas Light Company Easement L.6966 F.134 (To Remain)

N00°54'00"W 518.80'

518.80'

654.46'



KEY MAP
SCALE: 1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

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- EX. LOT LINE
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- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
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- EX. ELECTRIC
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- EX. SANITARY SEWER
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- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
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- PR. R.O.W.
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- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
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- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

N

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD 29
NAD 83

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5/1/2026

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 21 OF 37

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5/1/2026 8:47:57 AM

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 25

PRELIMINARY NOT FOR CONSTRUCTION

FALLSBROOK ROAD
55' PUBLIC ROW

GALEWOOD ROAD
53' PUBLIC ROW

FALLSBROOK ROAD
55' PUBLIC ROW

PART OF PARCEL T
14.946 SF
TO BE DEDICATED TO MNCPPC
(2.6388 AC)

PARCEL R2

PART OF PARCEL R2

PART OF PARCEL R
TO BE DEDICATED TO MNCPPC

PARCEL R3
33,051 SF
(0.7587 AC)

PARCEL Q
11,592 SF

PARCEL R1

SWM

10' TRAIL

PUBLIC USE & EASEMENT (TYP.)

BIKE RACKS (2)

DOG WASTE STATION (TYP.)

LOT 4 7,226 SF FFE=200.7 BSM=190.7

LOT 5 7,226 SF FFE=200.6 BSM=189.6

LOT 6 8,361 SF FFE=199.2 BSM=189.2

LOT 7 9,073 SF FFE=200.5 BSM=190.5

LOT 8 9,073 SF FFE=201.1 BSM=191.1

LOT 9 8,603 SF FFE=200.0 BSM=190.0

LOT 10 8,640 SF FFE=199.2 BSM=189.2

LOT 11 8,740 SF FFE=199.3 BSM=189.3

LOT 12 9,068 SF FFE=205.1 BSM=195.1

LOT 13 9,063 SF FFE=205.3 BSM=195.3

LOT 14 8,036 SF FFE=203.0 BSM=193.0

LOT 15 7,015 SF FFE=204.0 BSM=194.0

LOT 16 8,240 SF FFE=205.5 BSM=195.5

LOT 17 9,986 SF FFE=200.0 BSM=190.0

LOT 18 8,050 SF FFE=199.6 BSM=189.6

LOT 19 9,410 SF FFE=201.0 BSM=191.0

LOT 1 7,999 SF FFE=205.5 BSM=195.5

LOT 2 6,518 SF FFE=205.5 BSM=195.5

LOT 5 7,856 SF FFE=200.5 BSM=190.5

LOT 6 6,878 SF FFE=200.6 BSM=190.6

LOT 10 7,035 SF FFE=202.0 BSM=192.0

LOT 11 5,425 SF FFE=200.0 BSM=190.0

LOT 12 5,425 SF

6' SIDEWALK

10' PUE

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LOD — LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- E — EX. ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC
- S — EX. SANITARY SEWER
- EX. STORM DRAIN
- W — EX. WETLAND
- WB — EX. WETLAND BUFFER
- EX. STREAM
- SB — EX. STREAM BUFFER
- FP — EX. 100-YEAR FLOODPLAIN
- PMA/SB — EX. PMA/STREAM BUFFER
- FP BRL — EX. FLOODPLAIN BRL
- EX. WETLAND
- WB — EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
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- PR. PAVEMENT
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- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- (HVL) PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
1 INCH = 30 FT

NGVD: 29
NAD: 83

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32450
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 22 OF 37

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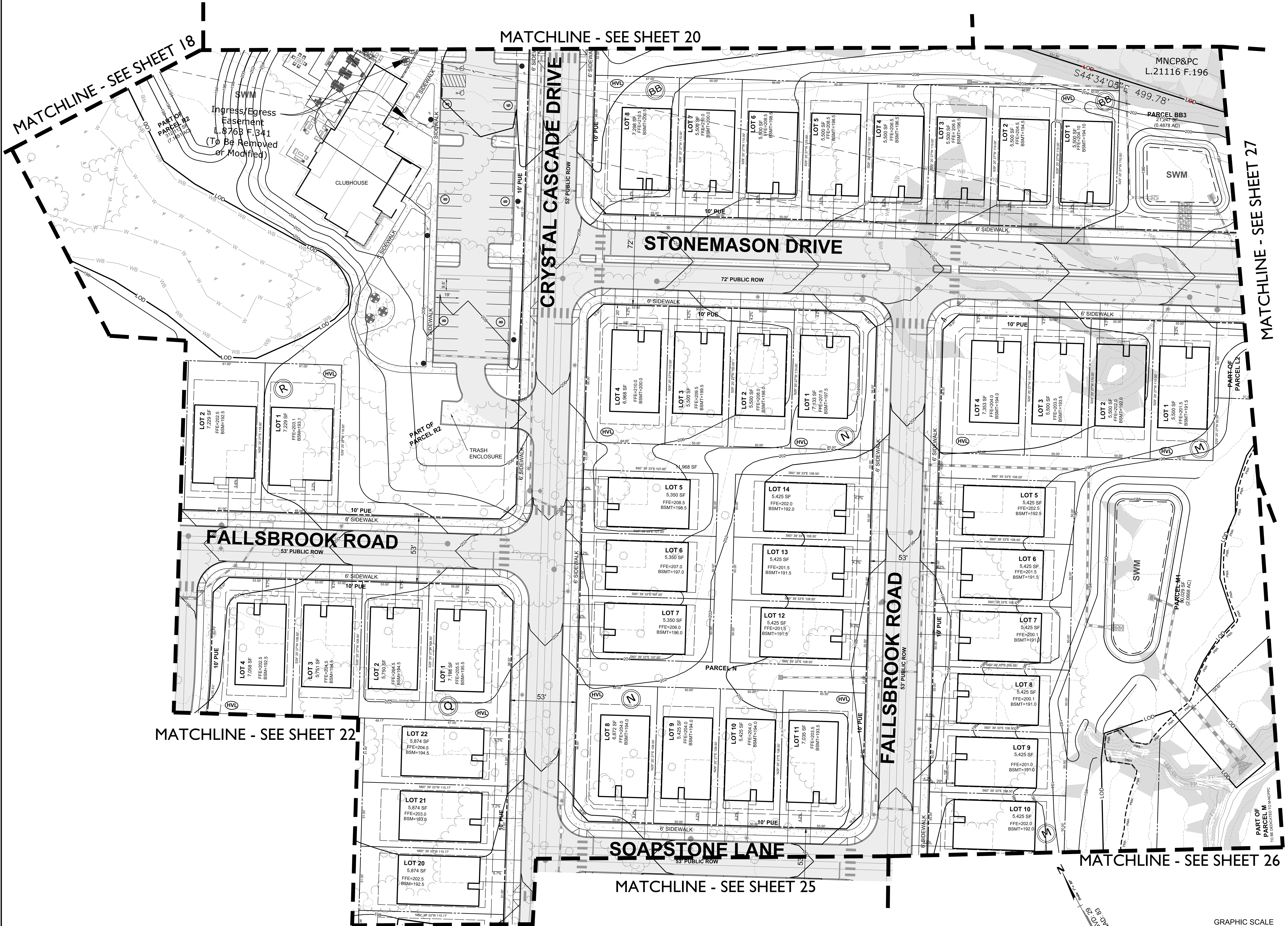

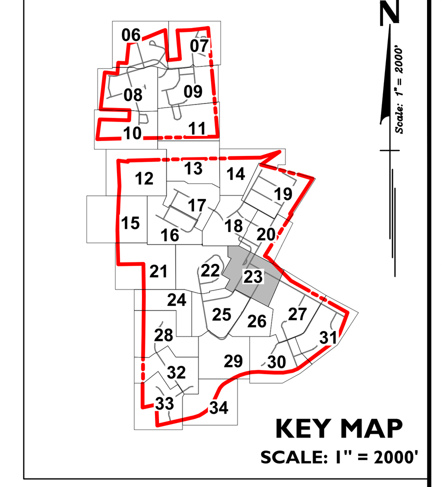

KEY MAP
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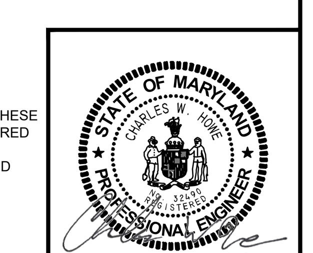

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BY______ DATE ____

SPECIFIC DESIGN PLAN
SDP-2025-0015
SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 23 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Overall\SDP Plan Sheets.dwg
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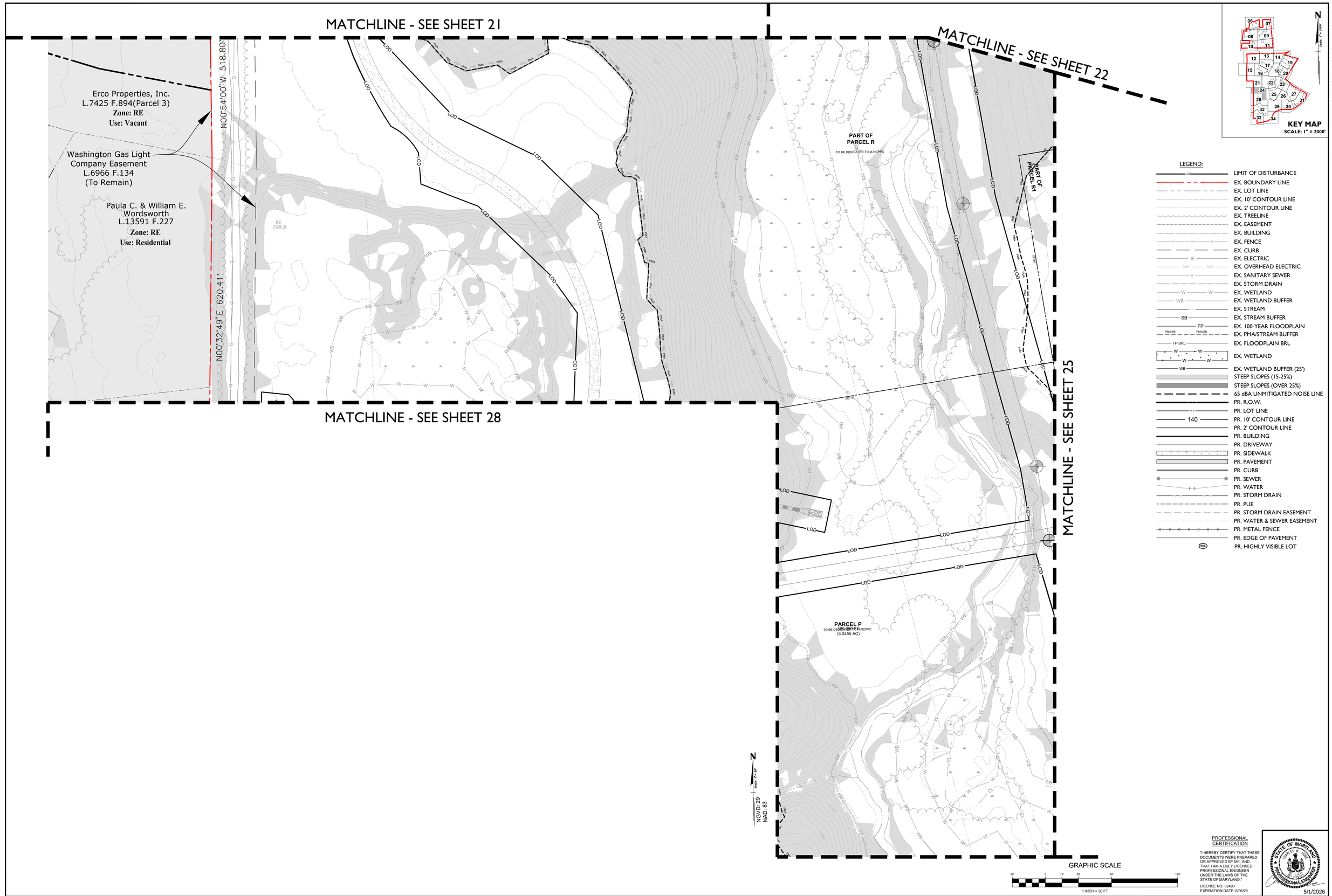

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STATE OF MARYLAND — CHARLES W. HOWE — REG. NO. 32490 — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

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DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

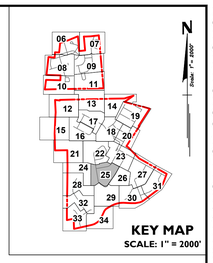
BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 24 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan\Overall SDP, Plan Sheets.dwg
SDP-2025-0015_Saddle Ridge_Plans 24 of 37.pdf 5/1/2026 8:59:19 AM



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LOD — LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- E — EX. ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC
- S — EX. SANITARY SEWER
- EX. STORM DRAIN
- W — EX. WETLAND
- WB — EX. WETLAND BUFFER
- EX. STREAM
- SB — EX. STREAM BUFFER
- FP — EX. 100-YEAR FLOODPLAIN
- PMA/SB — EX. PMA/STREAM BUFFER
- FP BRL — EX. FLOODPLAIN BRL
- EX. WETLAND
- WB — EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- 140 — PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- HVL — PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHARLES W. ROGERS — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 25 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan Overall SDP Plan Sheets.dwg
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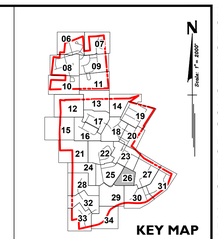
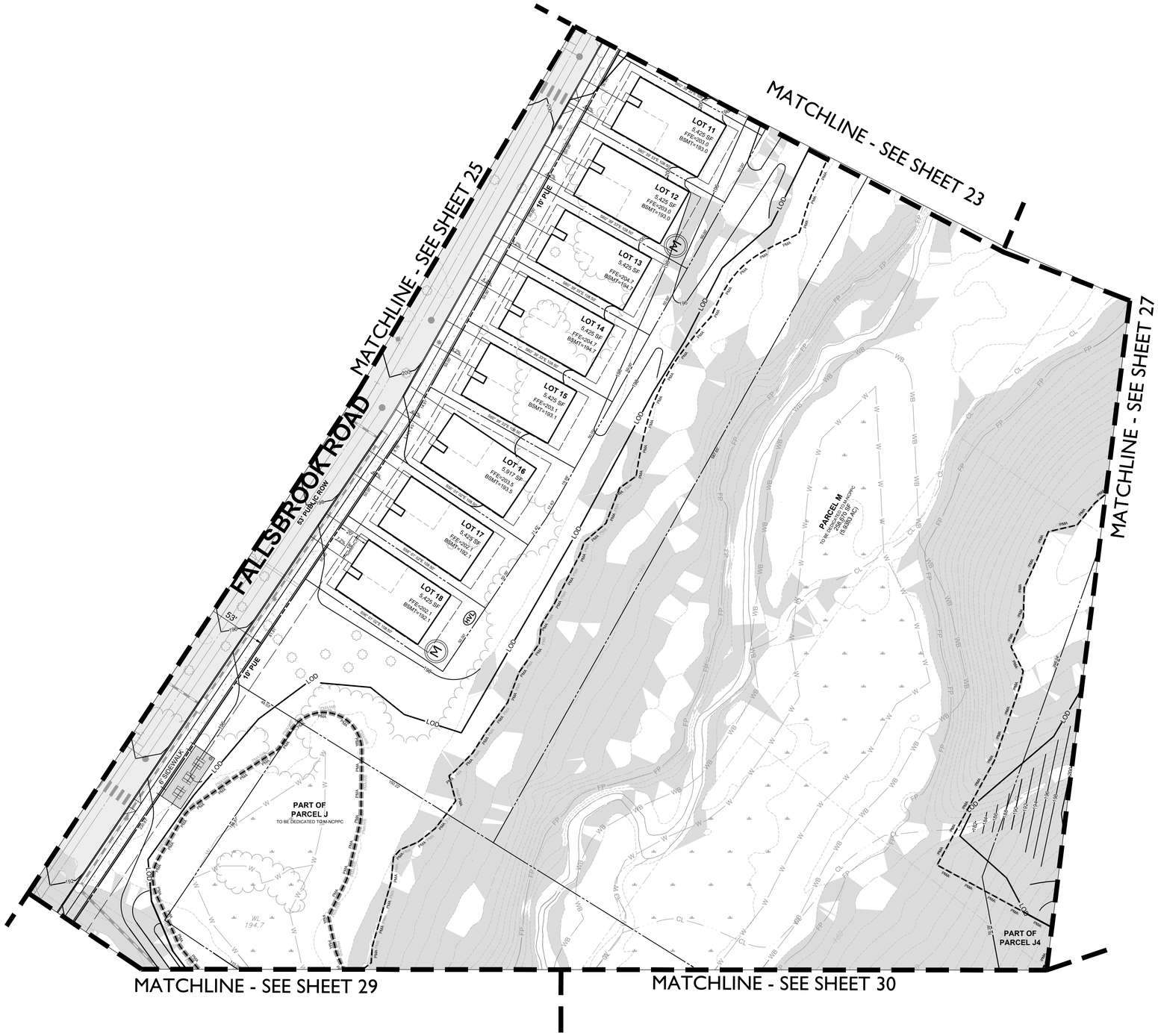
PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
SCALE: 1" = 2000'



LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND · CHARLES W. HOWE · PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

SPECIFIC DESIGN PLAN
SDP-2025-0015
SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 26 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan (Overall) SDP Plan Sheets.dwg
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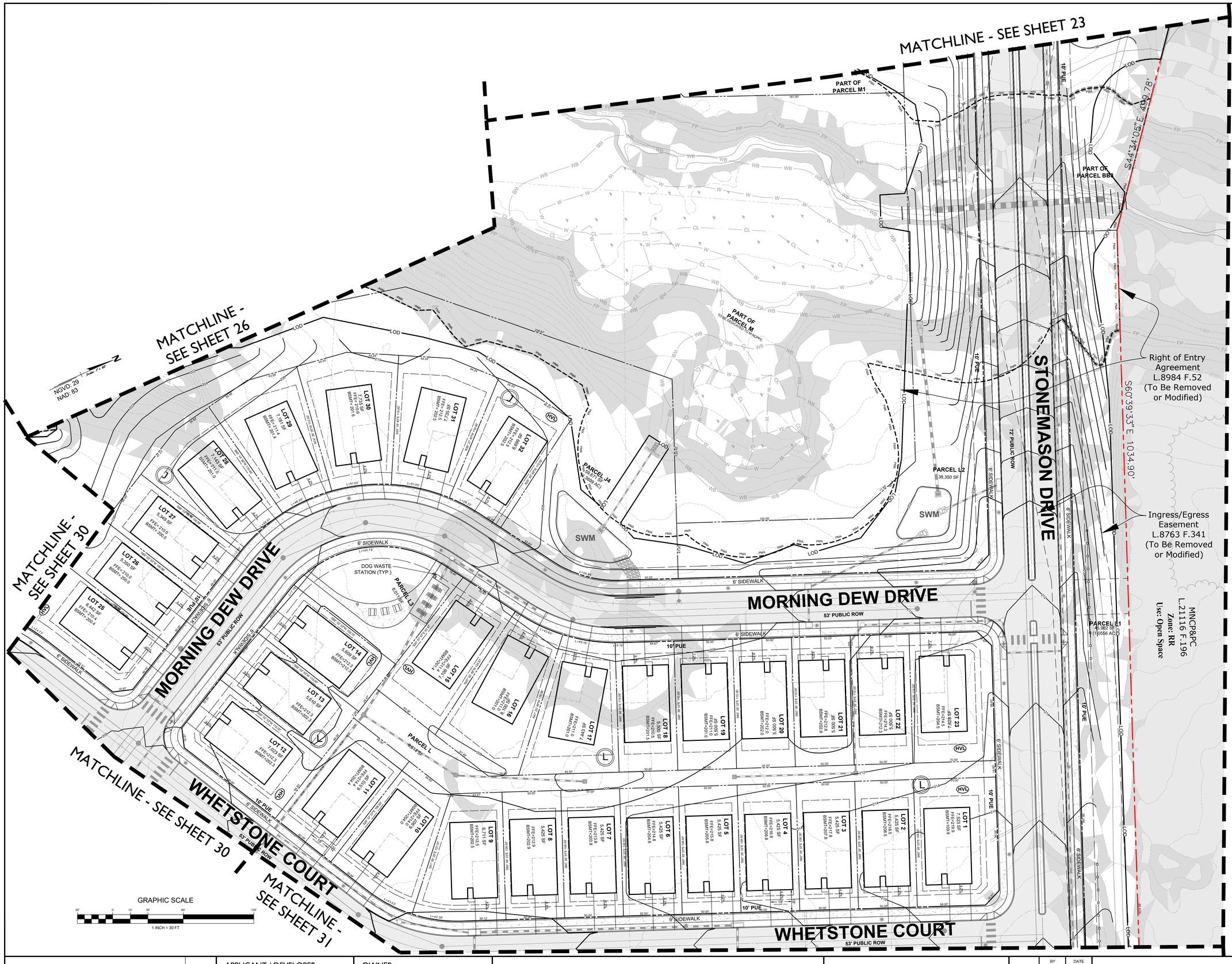

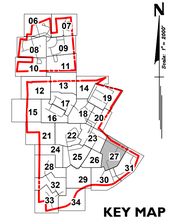

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
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- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

PRELIMINARY NOT FOR CONSTRUCTION

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONSULTING: Charlie Howe

RELEASE FOR

BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 27 OF 37

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5/1/2026 10:05:38 AM Charlie Howe 1" = 30'

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 32

PRELIMINARY NOT FOR CONSTRUCTION

Joann Credle
L.23682 F.149
Zone: RE
Use: Residential

Terrah A. Dews
L.29640 F.121
Zone: RE
Use: Residential

Washington Gas Light Company Easement
L.6966 F.134
(To Remain)

Harold A. Gordon & Vivian J. Montgomery
L.20875 F.210
Zone: RE
Use: Residential

N00°32'49"E 620.41'

S00°32'49"W 620.41'

Church Road
50' Wide Public R/W

PART OF PARCEL R
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL P
TO BE DEDICATED TO M-NCPPC

PARCEL 14

SWM
59,419 SF
(1.3641 AC)

PARCEL I3
117,462 SF
(2.6966 AC)

PARCEL I
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL H1

COLDSPRING LANE
53' PUBLIC R/W

LOT	SF	FFE	BSMT
LOT 11	8,714 SF	FFE=222.40	BSMT=212.40
LOT 12	7,345 SF	FFE=220.60	BSMT=210.60
LOT 13	6,719 SF	FFE=220.5	BSMT=210.5
LOT 14	6,723 SF	FFE=218.5	BSMT=208.5
LOT 15	8,465 SF	FFE=217.0	BSMT=207.0
LOT 16	10,471 SF	FFE=216.50	BSMT=206.50
LOT 17	10,986 SF	FFE=215.00	BSMT=205.00
LOT 18	9,088 SF	FFE=221.50	BSMT=201.50
LOT 19	9,165 SF	FFE=210.00	BSMT=200.00
LOT 20	10,351 SF	FFE=211.00	BSMT=203.00
LOT 21	8,516 SF	FFE=216.00	BSMT=206.00
LOT 22	7,110 SF	FFE=218.00	BSMT=208.00
LOT 23	7,110 SF	FFE=220.00	BSMT=210.00
LOT 24	9,850 SF	FFE=222.00	BSMT=212.00

10' TRAIL
6' SIDEWALK
10' PUE
5' PUBLIC USE EASEMENT (TYP.)
DOG WASTE STATION (TYP.)

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
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- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

5/1/2026

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 28 OF 37

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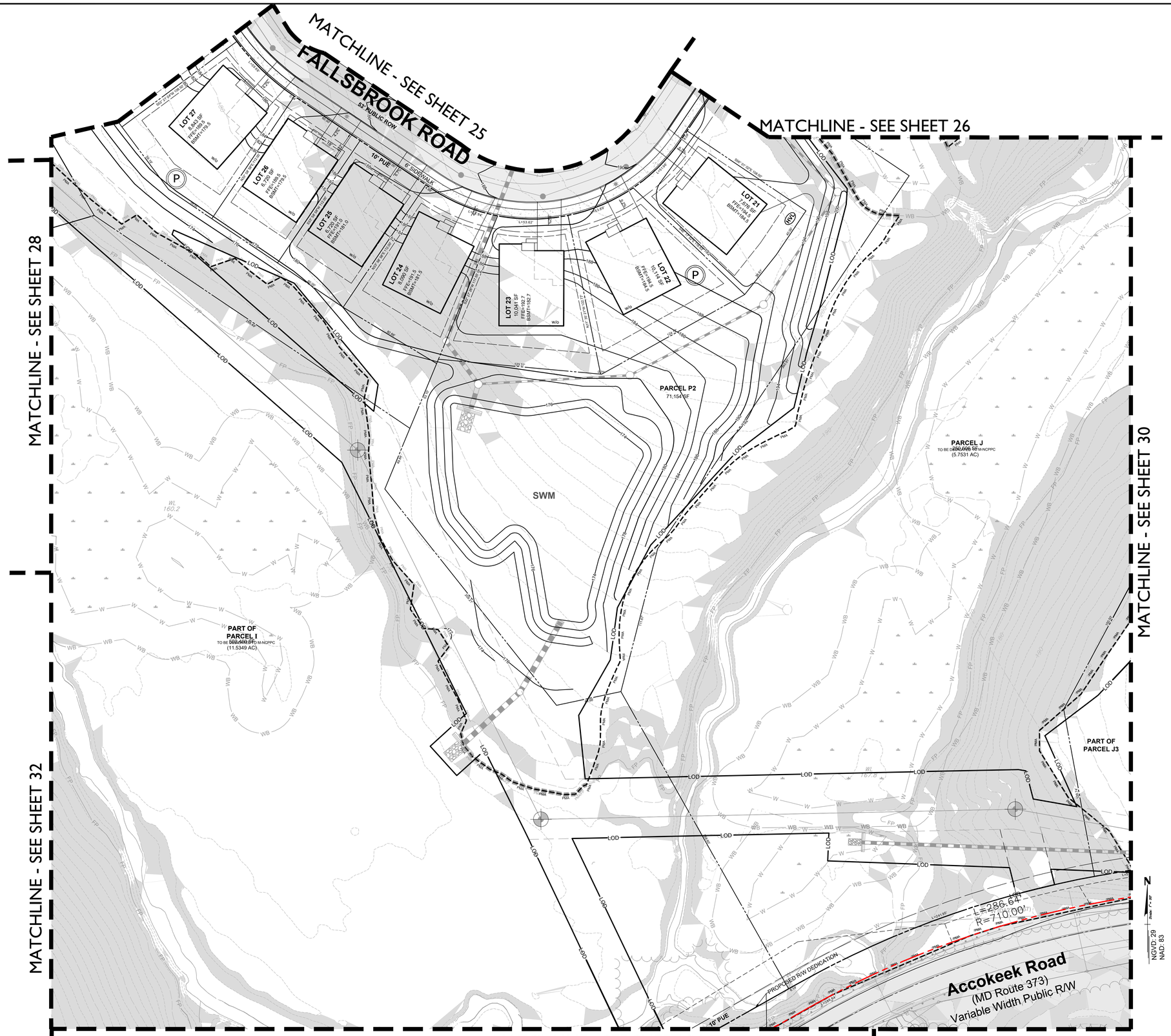

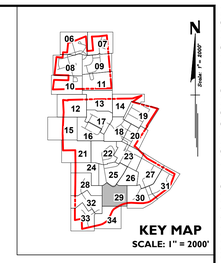

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
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- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE

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1 INCH = 30 FT

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STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

5/1/2026

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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015
SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 29 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan Overall SDP Plan Sheets.dwg
SDP-2025-0015_002.dwg - Plans - 29 of 37 - 5/1/2026 8:57

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 31

PART OF PARCEL M
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL J4

PART OF PARCEL J
TO BE DEDICATED TO M-NCPPC

PARCEL J3
39,822 SF
(0.7764 AC)

WHETSTONE COURT
53' PUBLIC ROW

MORNING DEW DRIVE
53' PUBLIC ROW

GRANITE GATE DRIVE
53' PUBLIC ROW

LOT 24
7,650 SF
FFE= 209.5
BSMT= 199.5

LOT 23
7,084 SF
FFE= 209.5
BSMT= 199.5

LOT 22
5,425 SF
FFE= 210.5
BSMT= 201.5

LOT 21
5,425 SF
FFE= 211.0
BSMT= 201.0

LOT 20
5,425 SF
FFE= 211.5
BSMT= 201.5

LOT 19
5,425 SF
FFE= 211.5
BSMT= 201.5

LOT 18
5,425 SF
FFE= 211.5
BSMT= 201.5

LOT 17
5,485 SF
FFE= 211.5
BSMT= 201.5

LOT 16
6,458 SF
FFE= 208.0
BSMT= 198.0

LOT 15
8,643 SF
FFE= 208.5
BSMT= 198.5

LOT 14
6,270 SF

LOT 13
FFE= 210.5
BSMT= 200.5

LOT 12
6,270 SF
FFE= 211.5
BSMT= 201.5

LOT 11
5,610 SF
FFE= 211.5
BSMT= 201.5

LOT 10
5,580 SF
FFE= 211.5
BSMT= 201.5

LOT 9
8,433 SF
FFE= 211.0
BSMT= 201.0

LOT 8
6,435 SF
FFE= 213.3
BSMT= 203.3

LOT 7
5,350 SF
FFE= 213.5
BSMT= 203.5

LOT 6
5,350 SF
FFE= 213.6
BSMT= 203.6

LOT 5
5,350 SF
FFE= 213.0
BSMT= 203.0

LOT 4
5,350 SF
FFE= 213.0
BSMT= 203.0

LOT 3
5,350 SF
FFE= 212.5
BSMT= 202.5

LOT 2
5,350 SF
FFE= 211.0
BSMT= 201.0

LOT 1
9,350 SF
FFE= 210.5
BSMT= 200.5

LOT 12
6,995 SF
FFE= 214.0
BSMT= 204.0

LOT 11
5,729 SF
FFE= 215.0
BSMT=205.0

LOT 10
5,720 SF
FFE= 215.0
BSMT=205.0

LOT 9
6,995 SF
FFE= 215.0
BSMT=205.0

SWM

PARCEL J2
17,543 SF
(0.4027 AC)

PARCEL J1
39,509 SF
(1.1021 AC)

PARCEL K
52,246 SF
(1.1994 AC)

ENTRY SIGN A

ENTRY PILLAR A

ORNAMENTAL FENCE (TYP.)

6' SIDEWALK

10' PUE

L=222.94'
R=1240.00'

N86°00'30"W 139.57'

PROPOSED R/W DEDICATION

L=291.08'
R=840.00'

L=168.96'
R=450.00'

S50°27'31"W 577.40'

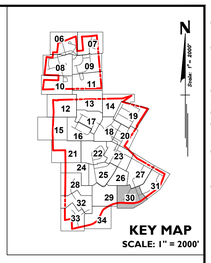
24" W (DA2708A67)

Accokeek Road
(MD Route 373)
Variable Width Public R/W

Millville Quarry, Inc.
L.16268 F.161
(Parcel 2)

Zone: RR
Use: Vacant

NGVD: 29
NAD: 83



KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LOD — LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- E — EX. ELECTRIC
- OHE — OHE — EX. OVERHEAD ELECTRIC
- S — EX. SANITARY SEWER
- EX. STORM DRAIN
- W — W — EX. WETLAND
- WB — EX. WETLAND BUFFER
- EX. STREAM
- SB — EX. STREAM BUFFER
- FP — EX. 100-YEAR FLOODPLAIN
- PMA/SB — PMA/SB — EX. PMA/STREAM BUFFER
- FP BRL — EX. FLOODPLAIN BRL
- EX. WETLAND
- WB — EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- 140 — PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- (HVL) — PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR ☐

BY_____ DATE_____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 30 OF 37

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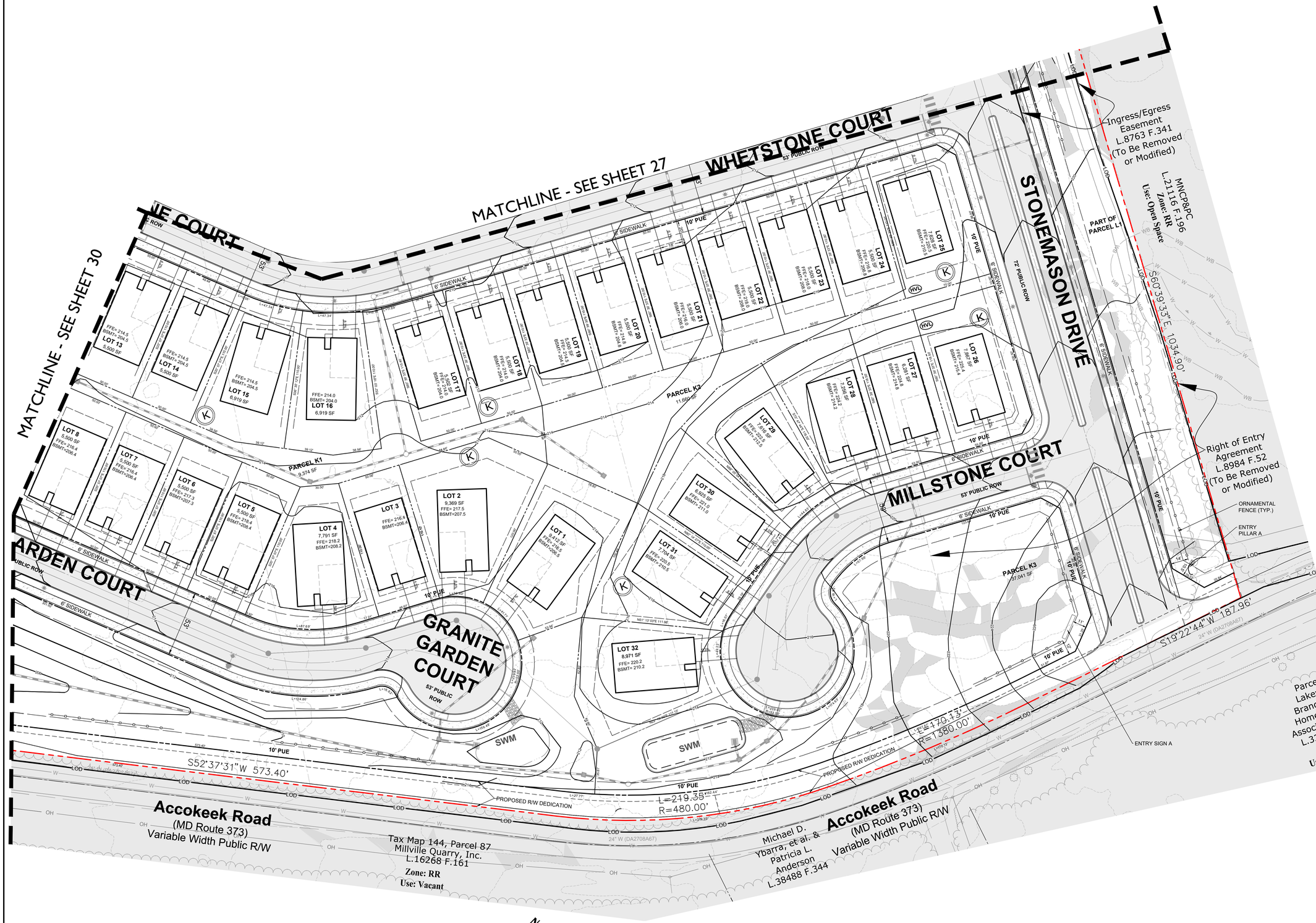

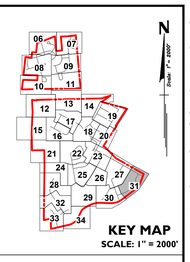

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32450
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHARLES W. HOWE — 32450 — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Diuzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 31 OF 37

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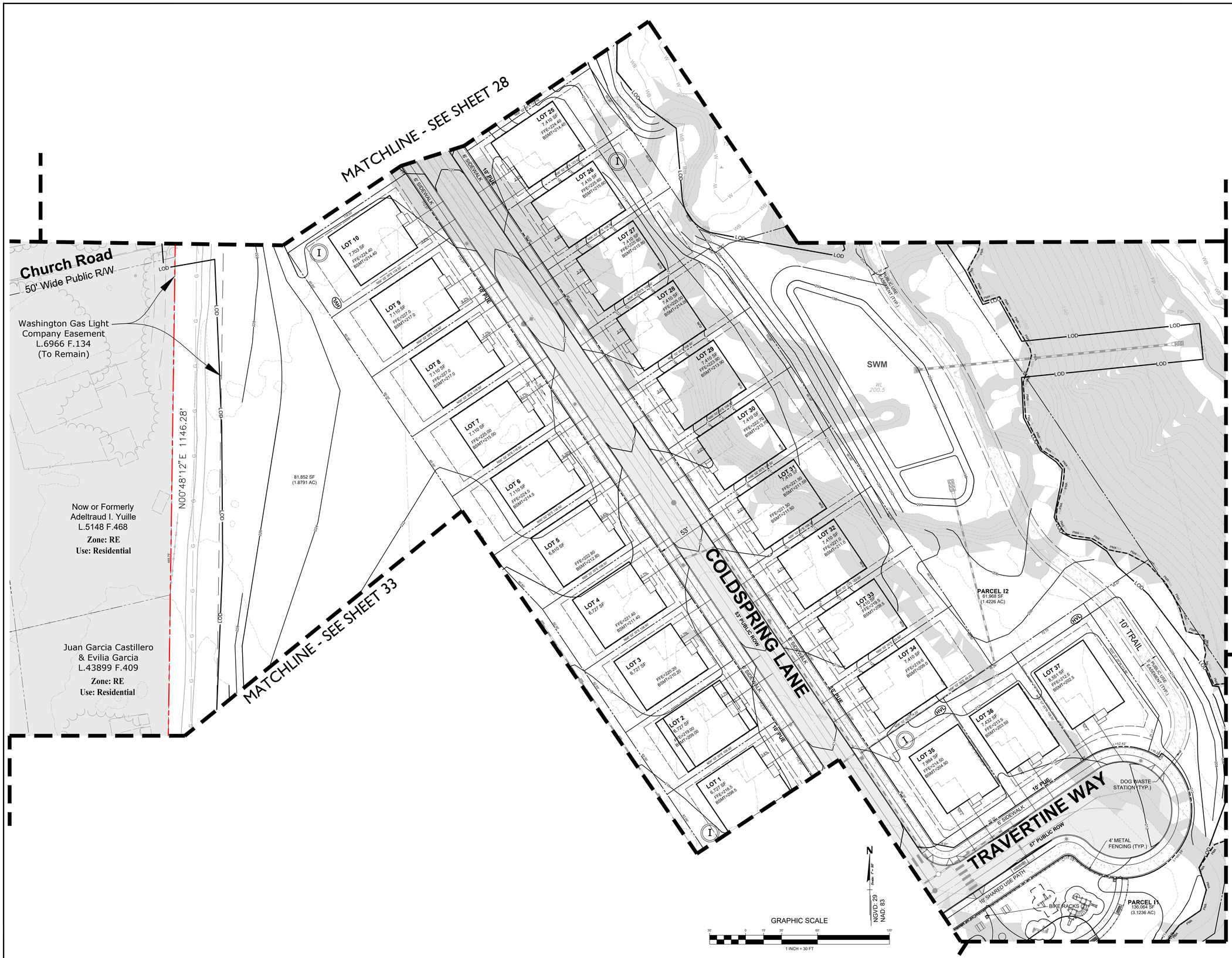

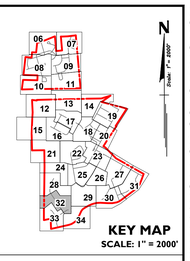

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
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- PR. 2' CONTOUR LINE
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- PR. CURB
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- PR. WATER & SEWER EASEMENT
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- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32400
EXPIRATION DATE: 6/06/28

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 32 OF 37

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan\Overall SDP Plan Sheets.dwg
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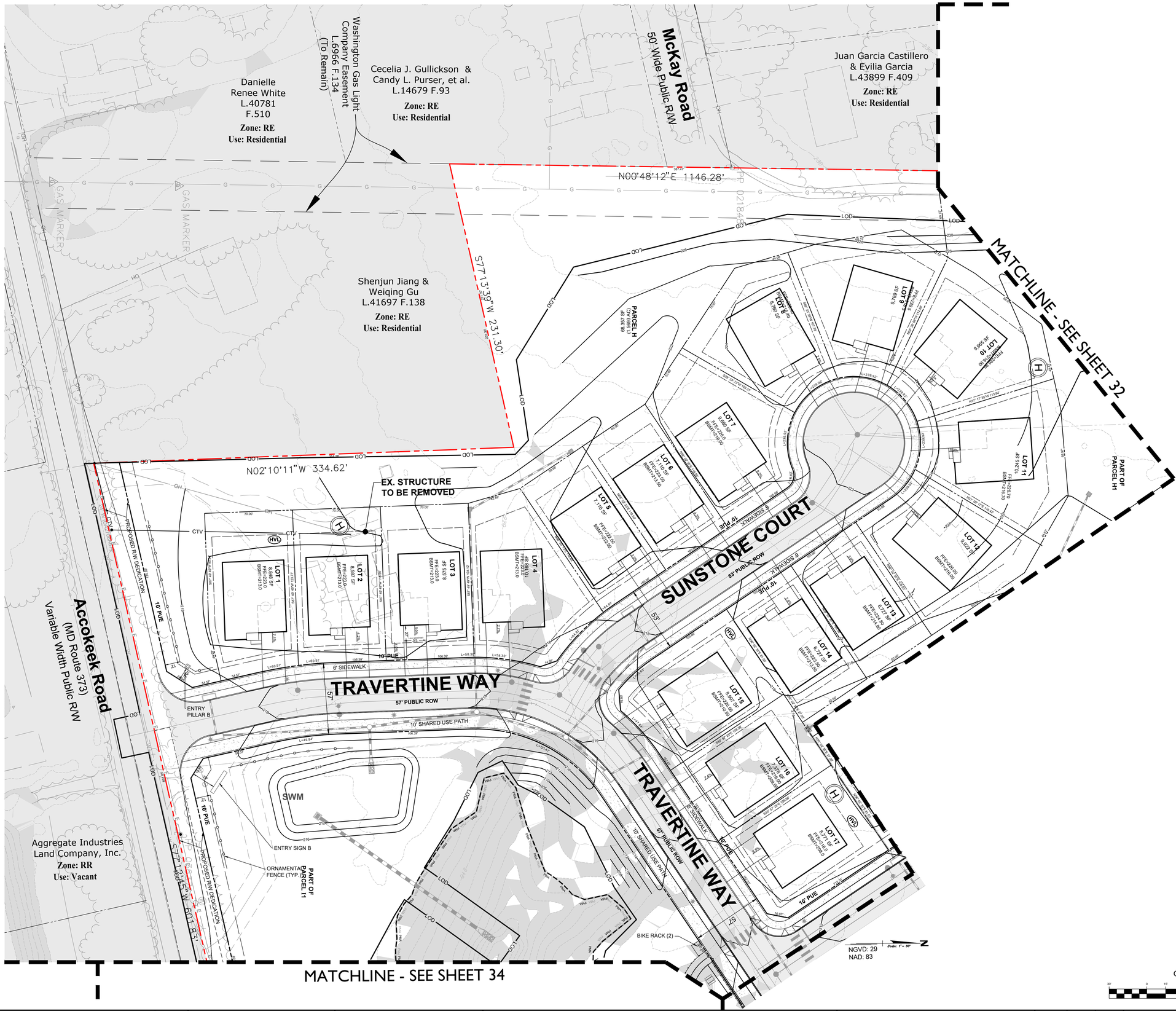

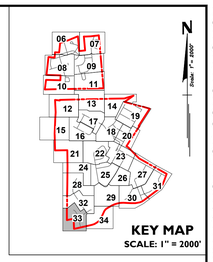

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
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- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
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DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 33 OF 37

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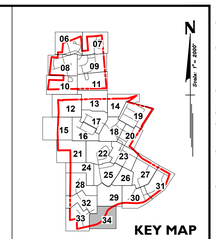
MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 33

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
SCALE: 1" = 2000'

PART OF PARCEL I
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL I1

Aggregate Industries Land Company, Inc.
Zone: RR
Use: Vacant

Aggregate Industries Land Company, Inc.
Zone: RR
Use: Vacant

Accokeek Road
(MD Route 373)
Variable Width Public R/W

PROPOSED R/W DEDICATION

10' PUE

L=168.59'
R=270.00'
S60°33'33"W
164.20'

S24°46'57"W
194.45'

L=402.63'
R=440.00'

S77°12'45"W
601.83'

LOD

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
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- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. METAL FENCE
- PR. EDGE OF PAVEMENT
- PR. HIGHLY VISIBLE LOT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

N
NGVD: 29
NAD: 83

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

STATE OF MARYLAND
CHARLIE HOWE
PROFESSIONAL ENGINEER

5/1/2026

REVISION	DATE

APPLICANT / DEVELOPER:

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RODGERS CONTACT: Charlie Howe

RELEASE FOR _____

BY_____ DATE _____

SPECIFIC DESIGN PLAN
SDP-2025-0015

SITE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 34 OF 37

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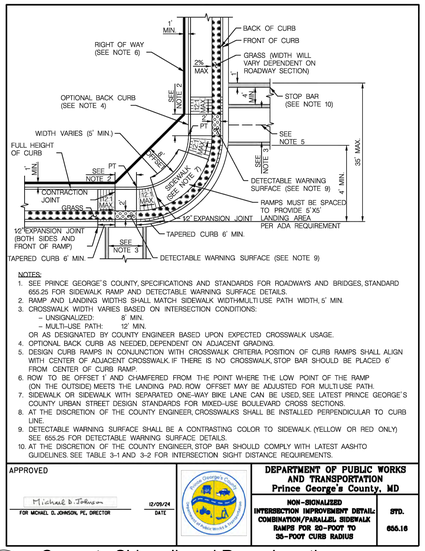
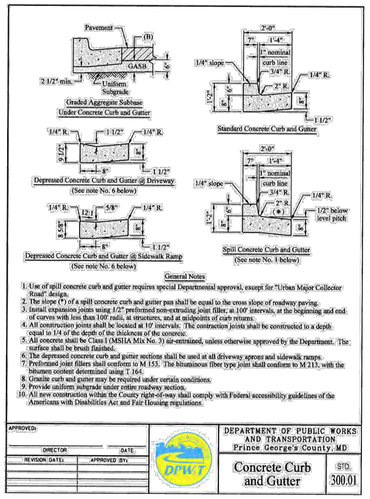
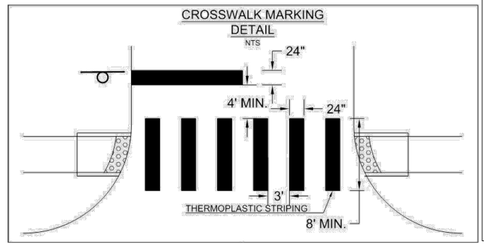


NOTES:
1. SEE PRINCE GEORGE'S COUNTY SPECIFICATIONS AND STANDARDS FOR ROADWAYS AND BRIDGES, STANDARD 655.25 FOR SIDEWALK RAMP AND DETECTABLE WARNING SURFACE DETAILS.
2. RAMP AND LANDING WIDTHS SHALL MATCH SIDEWALK WIDTH-MULTI USE PATH WIDTH, 5' MIN.
3. CROSSWALK WIDTH VARIES BASED ON INTERSECTION CONDITIONS:
   - UNSIGNALIZED: 8' MIN.
   - MULTI-USE PATH: 12' MIN.
   OR AS DESIGNATED BY COUNTY ENGINEER BASED UPON EXPECTED CROSSWALK USAGE.
4. OPTIONAL BACK CURB AS NEEDED, DEPENDENT ON ADJACENT GRADING.
5. DESIGN CURB RAMPS IN CONJUNCTION WITH CROSSWALK CRITERIA POSITION OF CURB RAMPS SHALL ALIGN WITH CENTER OF ADJACENT CROSSWALK IF THERE IS NO CROSSWALK, STOP BAR SHOULD BE PLACED 6' FROM CENTER OF CURB RAMP.
6. ROW TO BE OFFSET 1' AND CHAMFERED FROM THE POINT WHERE THE LOW POINT OF THE RAMP (ON THE OUTSIDE) MEETS THE LANDING PAD. ROW OFFSET MAY BE ADJUSTED FOR MULTI-USE PATH.
7. SIDEWALK OR SIDEWALK WITH SEPARATED ONE-WAY BIKE LANE CAN BE USED. SEE LATEST PRINCE GEORGE'S COUNTY URBAN STREET DESIGN STANDARDS FOR MIXED-USE BOULEVARD CROSS SECTIONS.
8. AT THE DISCRETION OF THE COUNTY ENGINEER, CROSSWALKS SHALL BE INSTALLED PERPENDICULAR TO CURB LINE.
9. DETECTABLE WARNING SURFACE SHALL BE A CONTRASTING COLOR TO SIDEWALK (YELLOW OR RED ONLY) SEE 655.25 FOR DETECTABLE WARNING SURFACE DETAILS.
10. AT THE DISCRETION OF THE COUNTY ENGINEER, STOP BAR SHOULD COMPLY WITH LATEST AASHTO GUIDELINES. SEE TABLE 3-1 AND 3-2 FOR INTERSECTION SIGHT DISTANCE REQUIREMENTS.

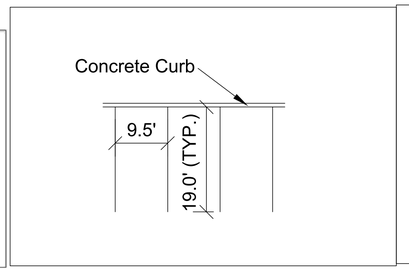
1 Concrete Sidewalk and Ramp Location
Typical Detail N.T.S.



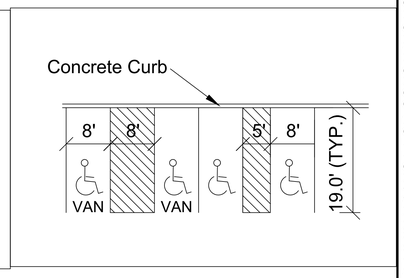
2 Concrete Curb and Gutter
Typical Detail N.T.S.



3 Crosswalk Marking Detail
Typical Detail

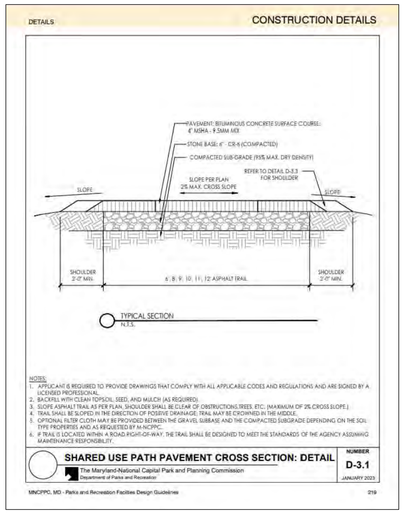


4 Standard Parking Space Detail
Typical Detail N.T.S.

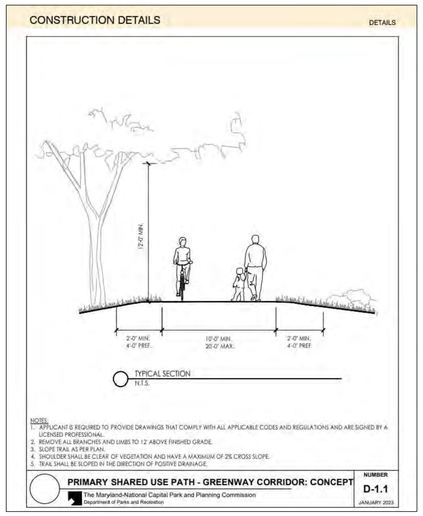


5 ADA Parking Space Detail
Typical Detail N.T.S.

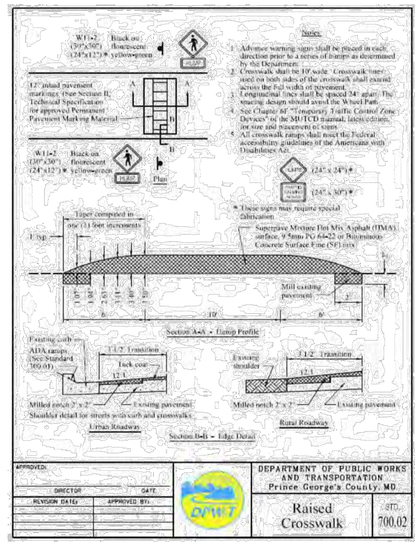
NOTE:
ALL CURBS, SIDEWALKS, RAMPS AND CROSSWALKS SUBJECT TO FINAL REVIEW AND APPROVAL BY PRINCE GEORGE'S COUNTY DPIE AS PART OF A SITE DEVELOPMENT FINE GRADING PERMIT APPLICATION.



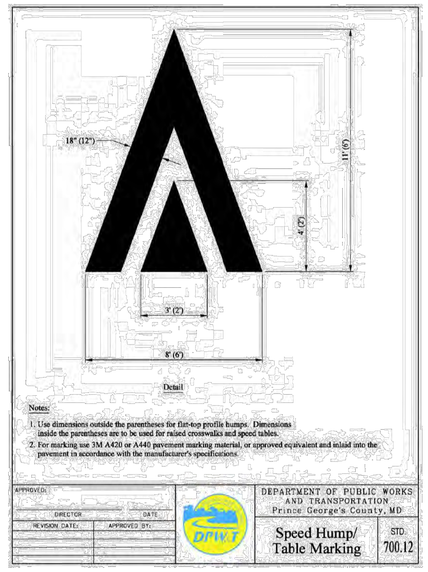
6 Asphalt Surface Trail
Typical Detail N.T.S.



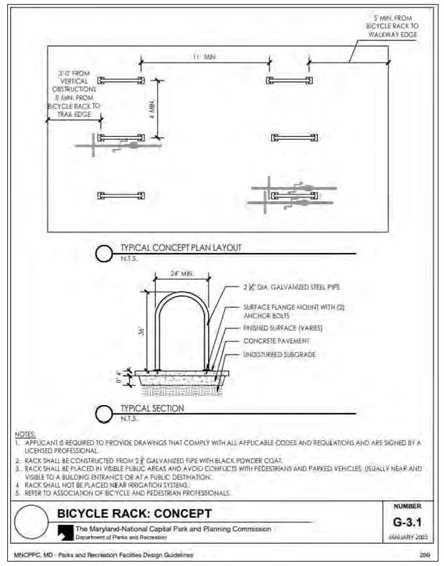
7 10' Wide Multi-Use Trail
Per Site Plan



8 Raised Crosswalk
Typical Detail N.T.S.

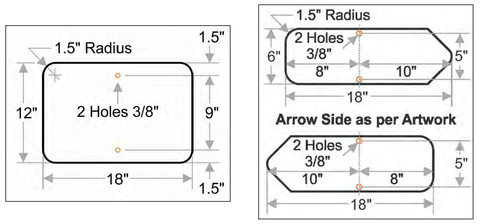


9 Speed Hump Marking
Typical Detail N.T.S.



10 BICYCLE RACK DETAIL
Typical Detail N.T.S.

11 WAYFINDING SIGN



12 WAYFINDING SIGN DIMENSIONS

13 6' HIGH VINYL PRIVACY FENCE
Per Site Plan
Manufacturer: BUFFTECH
Product Name: Molded Privacy Fence - Sherwood
Dimensions: 6' Ht
Color: Red Cedar

*NOTE FENCING IS IDENTICAL ON BOTH SIDES.

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
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Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe
RELEASE FOR
BY DATE

SPECIFIC DESIGN PLAN
SDP-2025-0015

DETAILS

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026
SHEET No. 35 OF 37

PRELIMINARY NOT FOR CONSTRUCTION

12,000 Years of History Beneath Bluestone Ridge

Human history and land use in the Potomac River Valley

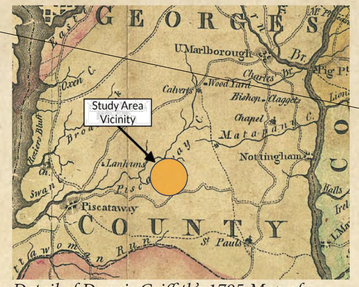
A Landscape Shaped by People

Painting of Europeans meeting Piscataway people in 1699, by William Woodward

People first arrived in this region more than 12,000 years ago, adapting over time to changing climates and landscapes. By the early 1600s, it was home to the Piscataway, an Algonquian speaking people whose communities stretched across the Potomac River Valley. They farmed corn, beans, and squash, and also hunted deer, fished local streams, and gathered plants from nearby forests.

For thousands of years, people have lived and worked on this land. Today's community is simply the latest chapter. As you walk the trails at Bluestone Ridge, remember you are one of many who have shaped this landscape.

Historic Maps of the Region



Detail of Dennis Griffith's 1795 Map of Maryland showing the archeological study area.

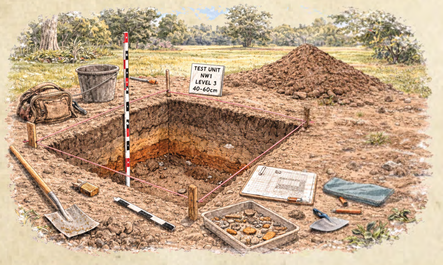
Detail of Samuel Lewis' 1795 Map of the State of Maryland showing the approximate Bluestone Ridge neighborhood location.

Uncovering The Past

What Archaeologists Found Here

Before Bluestone Ridge was built, archaeologists studied the site by digging small test holes to search for artifacts that reveal how people used the landscape. Although only small items were found, they help illustrate human activity here over thousands of years.

These discoveries show the land has been used in many ways over time, from Indigenous toolmaking to twentieth century farming practices.



Artifacts Discovered Here

Archaeologists uncovered small artifacts that reveal how people once used this landscape, including quartzite stone flakes made thousands of years ago by Indigenous people crafting tools like spear points and cutting implements.

They also found fragments of early twentieth century ceramic dishes and glass, showing that the land around Bluestone Ridge has been used in different ways for thousands of years.

Representative ceramic artifacts and quartzite artifacts recovered from test holes.

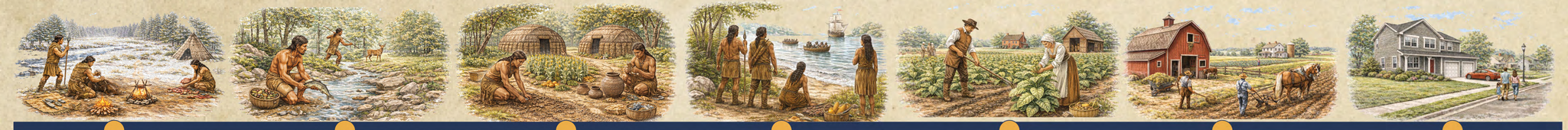
Look Around You

The land around Bluestone Ridge was once forest and farmland. Archaeologists found stone tool flakes and ceramic fragments in this area, revealing how people have used this landscape for thousands of years.

Did You Know?

Some of the ceramic fragments found here may have come from dishes used at the Statler Hotel in Washington, DC. Farmers sometimes spread broken ceramics across fields as fertilizer.

From Forest to Farm to Neighborhood



12,000-8,000 BC
Paleoindian people begin to migrate to the region

8,000-1,000 BC
Archaic Period people hunt, gather plants, and fish in local streams

1,000 BC-1600s
Woodland Period cultures develop pottery and farming

1600s
Europeans arrive and encounter the Piscataway people

1700s-1800s
Prince George's County becomes a major tobacco farming region

1900s
The area remains largely rural farmland

Today
Bluestone Ridge and other residential developments shape the area

Notes:

1. Implementation of public outreach measures will be coordinated with the Historic Preservation Section in combination with interpretive signage design review and approval prior to approval of the associated final plat.
2. Installation of each sign will be timed with the construction of the adjacent trail section.
3. Signage to be produced and constructed in conformance with the Department of Parks and Recreation 2024 Guidelines Interpretive Signage detail G-5.2.

SIGN LOCATIONS: (1) TRAIL HEAD ALONG STONY RUN ON CIVP SHEET 18
(2) TRAIL HEAD ADJACENT TO DOG PARK ON CIVP SHEET 10

2.5"
24.0"
36.0"
1.5"

TITLE
FONT: CINZEL SEMIBOLD
SIZE: 90 pt

SUBTITLE
FONT: MINION PRO
SUBHEAD
SIZE: 48 pt

SUBHEADER
FONT: MINION PRO
BOLD
SIZE: 40 pt

HEADER
FONT: CINZEL SEMIBOLD
SIZE: 60 pt

IMAGE CAPTION
FONT: MINION PRO
ITALIC CAPTION
SIZE: 22 pt

BODY
FONT: MINION PRO
REGULAR
SIZE: 24 pt

HEADER 2
FONT: MINION PRO
REGULAR
SIZE: 36 pt

BODY 2
FONT: MINION PRO
REGULAR
SIZE: 22 pt

SECTION HEADING
FONT: CINZEL SEMIBOLD
SIZE: 60 pt

TIMELINE LABELS
FONT: MINION PRO REGULAR
SIZE: 25 pt

TIMELINE HEADING
FONT: MINION PRO BOLD
SIZE: 42 pt

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
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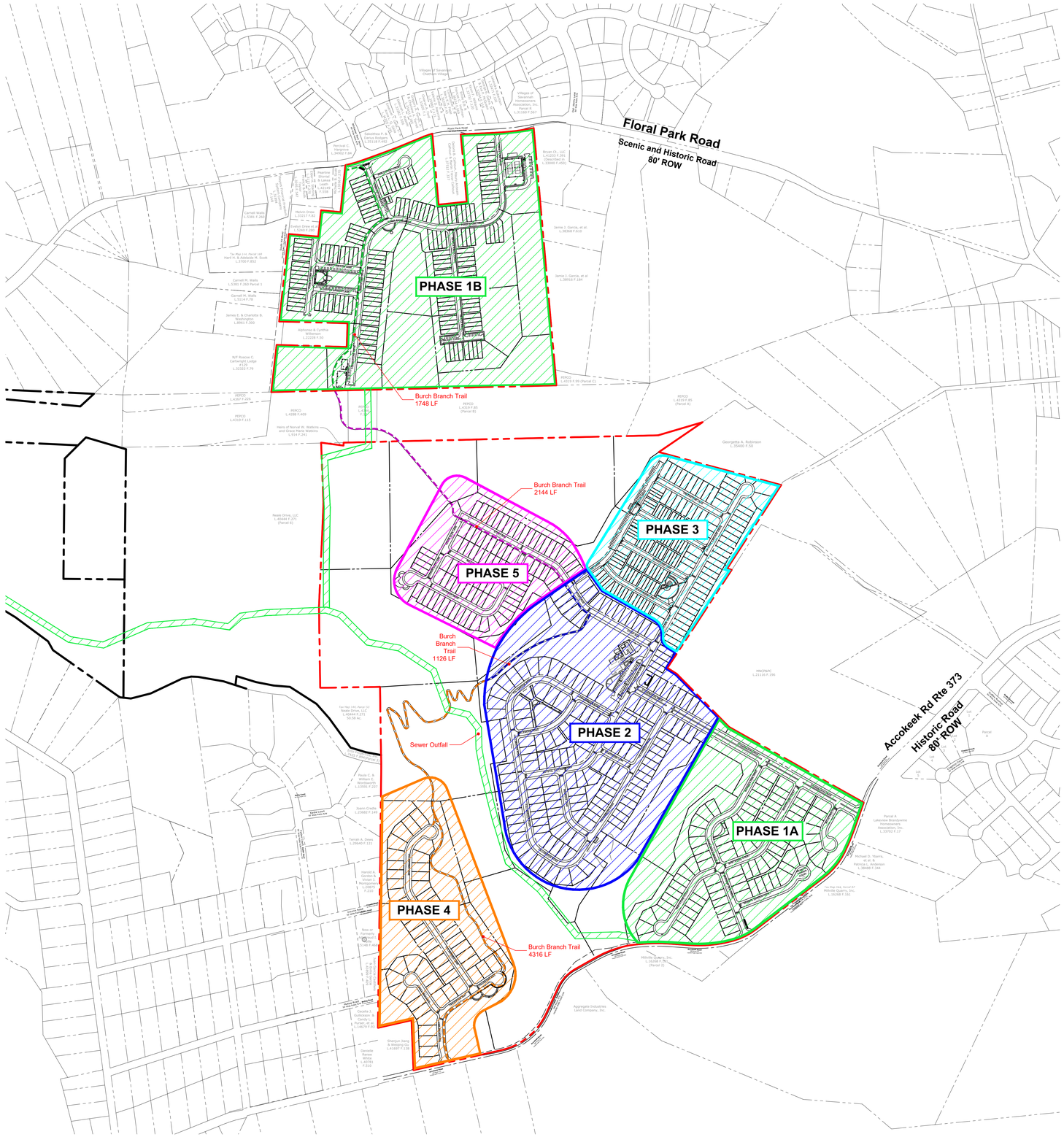
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe
RELEASE FOR
BY_____ DATE____

SPECIFIC DESIGN PLAN
SDP-2025-0015
INTERPRETIVE SIGNAGE DETAILS

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026
SHEET No. 36 OF 37



LEGEND

	PHASE #	DWELLING UNITS
	PHASE 1A	87 SFD
	PHASE 1B	163 SFA
	PHASE 2	154 SFD
	PHASE 3	64 SFD + 90 SFA
	PHASE 4	54 SFD
	PHASE 5	91 SFD
	PROPOSED TRAIL ALIGNMENT Approx. Lengths by Phase	

TRAIL PHASING

CONSTRUCTION PHASE	TOTAL LENGTH	OUTSIDE OF R.O.W. LENGTH	WITHIN R.O.W. LENGTH	ASSOCIATED R.O.W. NAME	COMPLETION PRIOR TO BUILDING PERMIT #
PHASE 1B	1748 LF	330 LF	1448 LF	FLORAL PARK RD, COBBLESTONE DR, FOSSILSTONE DR	250
PHASE 2	1126 LF	852 LF	274 LF	STONY RUN	400
PHASE 4	4316 LF	3472 LF	844 LF	TRAVERTINE WAY	600
PHASE 5	2144 LF	1290 LF	854 LF	STONY RUN, CEDAR GLEN LANE	670

NOTES:
1. THE LOT LAYOUT IS FOR ILLUSTRATIVE PURPOSE ONLY AND NOT FOR FINAL DESIGN OR CONSTRUCTION.

2. MASTER PLAN TRAIL SYSTEM DESIGN TO BE COORDINATED WITH THE DEPARTMENT OF PARKS AND RECREATION FOR FINAL APPROVALS.

N

NGVD 29
NAD 83

GRAPHIC SCALE

300' 0 150' 300' 600' 1,200'

1 INCH = 300 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/28

5/1/2026

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE

APPLICANT / DEVELOPER:

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137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR ☐

BY_____ DATE_____

SPECIFIC DESIGN PLAN
SDP-2025-0015

PHASING PLAN

SCALE: 1"=300'
JOB No.
DATE: MAY 2026
SHEET No. 37 OF 37

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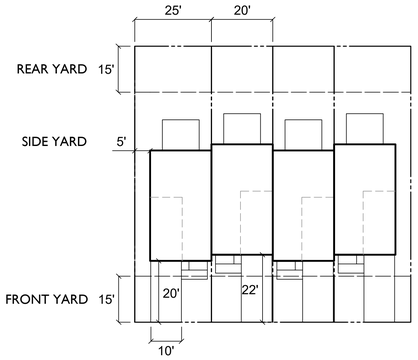
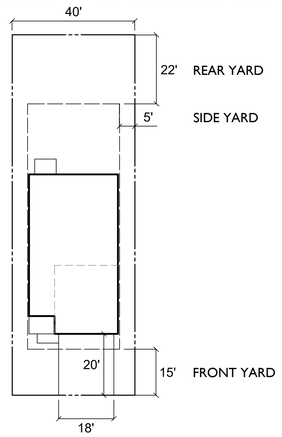
5/5/2026 8:08:05 AM EDT

PRELIMINARY NOT FOR CONSTRUCTION

SINGLE-FAMILY ATTACHED



SINGLE-FAMILY DETACHED



DEVELOPMENT STANDARDS	Single-Family Attached (TH)	Single-Family Detached
Net Lot Area Minimum	1,800 sf	4,000 sf
Front Yard Minimum	15 ft	15 ft
Rear Yard Minimum	15 ft	15 ft
Side Yard Minimum (one side/total)	0 ft	5 ft/10 ft
Lot Width Minimum at Front Street Line	20 ft	40 ft
Lot Width Minimum at Front BRL	20 ft	40 ft
Minimum Frontage on Cul-de-sac	20 ft	30 ft
Minimum Space Between End Buildings	10 ft	N/A
Maximum Height	40 ft	40 ft
Maximum Building Coverage	65%	40%

Note:
(1) For information about SFD and SFA, please see pages 3-4 of PGCPB No. 2025-094 (for SDP-2501)
(2) For SFA templates, please see Sheets 3-5 of SDP-2501.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

1 INCH = 20 FT

SUSTAINABLE SITE TECHNIQUES

Some of the sustainable site techniques to be implemented with development of the Saddle Ridge Property include the strategies of Low Impact Development (LID), a process pioneered in Prince George's County, for sustainable stormwater management to meet regulatory compliance and resource protection goals for Prince George's County and the State of Maryland. LID strategies utilize structural devices (engineer-designed systems) and non-structural devices (vegetated, natural systems) to carefully manage the flow and treatment of rainfall on a site. The following components of the LID process are achieved with a combination of thoughtful design for residential plans across the specific site as reviewed by the multi-faceted Department Review Division of M-NCPPC, stormwater design systems reviewed by DPIE, and environmental conservation reviewed by the Environmental Planning Section:

1) Customized Site Design - Ensures that the design elements utilized on each site helps to protect the entire watershed.

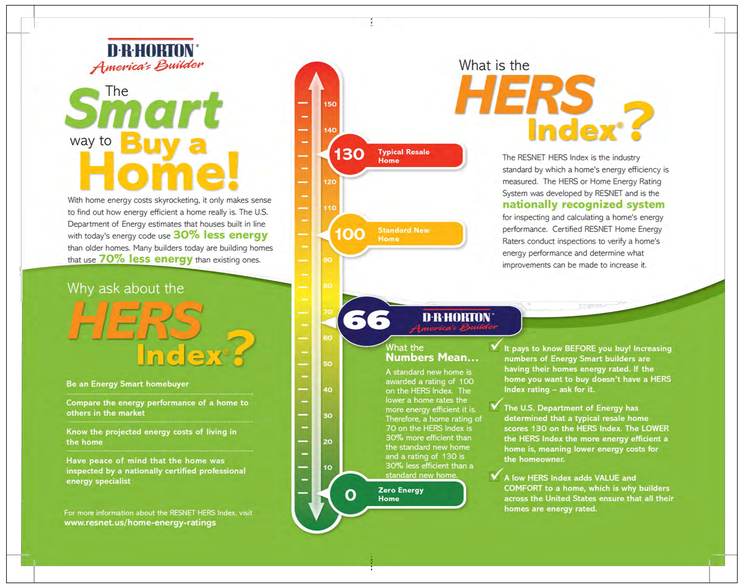
2) Small-Scale Controls - Mimics natural hydrology and processes.

3) Pollution Prevention - Reduces pollutant loads and increases efficiency and longevity.

4) Directing Runoff to Natural Areas - Encourages infiltration and recharge of streams and wetlands.

5) Conservation - Preserves native trees, vegetation, and soils. Maintains natural drainage patterns.

GREEN BUILDING TECHNIQUES & HIGH PERFORMANCE DETAILS



- Energy star rated appliances
- Recycled concrete for temporary drives
- HERS inspected homes for all construction
- Pressurized blower door test on all finished homes - less than 3 air turns per hour
- Duct blast testing on all ductwork in unconditioned space
- Low VOC glues
- Low VOC paint
- Energy Star Rated Windows and Doors
- High Efficiency gas furnaces

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

SPECIFIC DESIGN PLAN SDP-2025-0015

LOT DIMENSIONS EXHIBIT

SCALE: 1"=20'
JOB No.
DATE: MAR 2026
SHEET No. 1 OF 1

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan – Overall\Exhibits\Saddle Ridge - Lot Template Exhibit.dwg
Mar 25, 2026 08:56:00 - mtm - 36 by 12 (ANSI D)

SADDLE RIDGE

LANDSCAPE AND LIGHTING PLAN

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	LANDSCAPE PLAN
03	LANDSCAPE PLAN
04	LANDSCAPE PLAN
05	LANDSCAPE PLAN
06	LANDSCAPE PLAN
07	LANDSCAPE PLAN
08	LANDSCAPE PLAN
09	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
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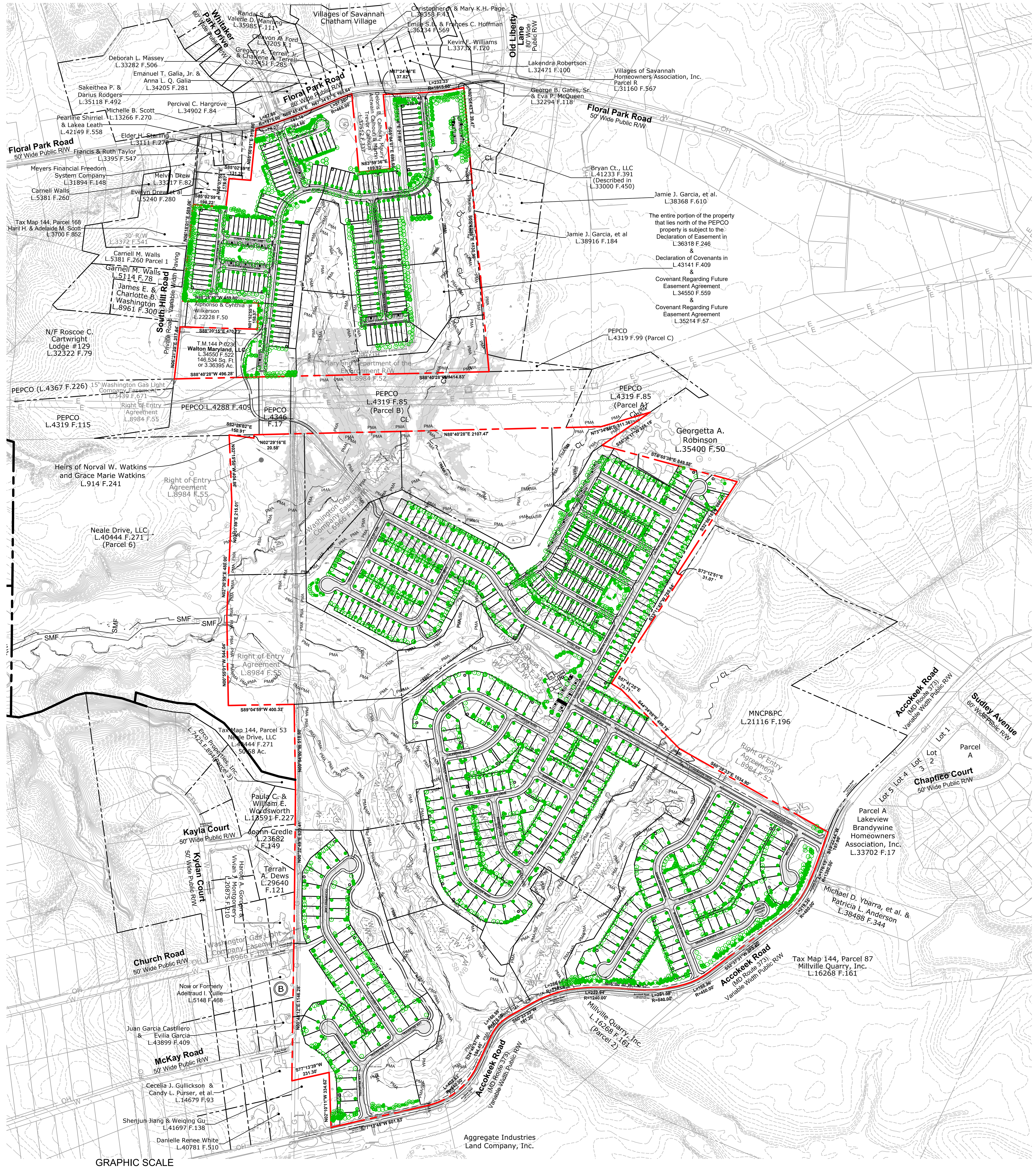
25	LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE PLAN
29	LANDSCAPE PLAN
30	LANDSCAPE PLAN
31	LANDSCAPE SCHEDULES
32	LANDSCAPE SCHEDULES
33	RECREATION PLAN
34	SIGNAGE - LOCATIONS & MATERIALS
35	SIGNAGE - MAIN ENTRY SIGN DETAILS
36	SIGNAGE - ENTRY PILLAR DETAILS
37	RECREATION DETAILS 'A' - CLUBHOUSE
38	RECREATION DETAILS 'B' - CLUBHOUSE
39	RECREATION DETAILS 'C' - COMMUNITY GARDENS & COURTS
40	RECREATION DETAILS 'D' - SOUTH NEIGHBORHOOD GREEN
41	RECREATION DETAILS 'E' - NORTH SEATING AREA
42	RECREATION DETAILS 'F' - CEDAR GLEN PARK & PLAYGROUND
43	RECREATION DETAILS 'G' - PEBBLE FORK PARK & PLAYGROUND
44	RECREATION DETAILS 'H' - COLD SPRING PLAYGROUND
45	RECREATION DETAILS 'I' - FOSSILSTONE DOG PARK
46	RECREATION DETAILS 'J' - FALLSBROOK GREEN
47	RECREATION DETAILS 'K' - MORNING DEW GREEN
48	RECREATION DETAILS 'L' - OVERLOOK 'A'
49	RECREATION DETAILS 'M' - OVERLOOK 'B'
50	RECREATION DETAILS 'N' - BURCH BRANCH OVERLOOK & PICNIC AREA
51	PHOTOMETRIC PLAN
52	PHOTOMETRIC PLAN
53	PHOTOMETRIC PLAN
54	PHOTOMETRIC PLAN
55	PHOTOMETRIC PLAN
56	PHOTOMETRIC PLAN
57	PHOTOMETRIC PLAN
58	PHOTOMETRIC PLAN
59	PHOTOMETRIC PLAN
60	PHOTOMETRIC PLAN
61	PHOTOMETRIC NOTES & DETAILS



GRAPHIC SCALE

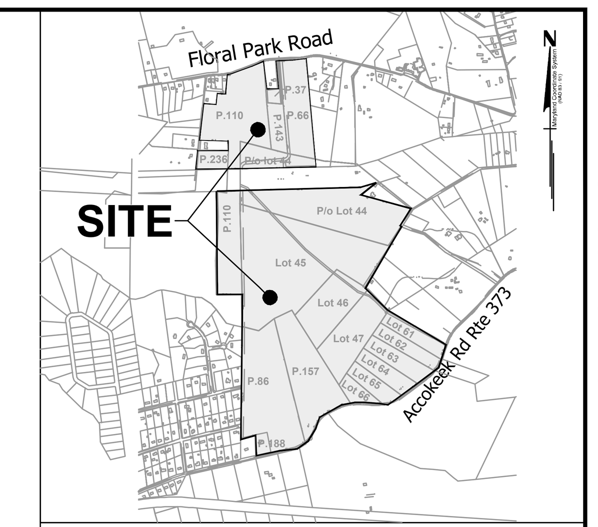
300' 0 150' 300' 600' 1,200'

1 INCH = 300 FT

N

Scale: 1" = 300'

NGVD: 29
NAD: 83



Vicinity Map
SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- PR. R.O.W.
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. DRIVEWAY
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. EDGE OF PAVEMENT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHRISTINE E. GILLETTE · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY ___ DATE ___

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

COVER SHEET

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026
SHEET No. 01 OF 61

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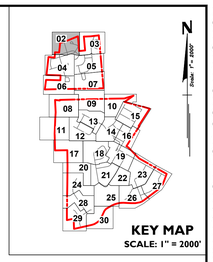
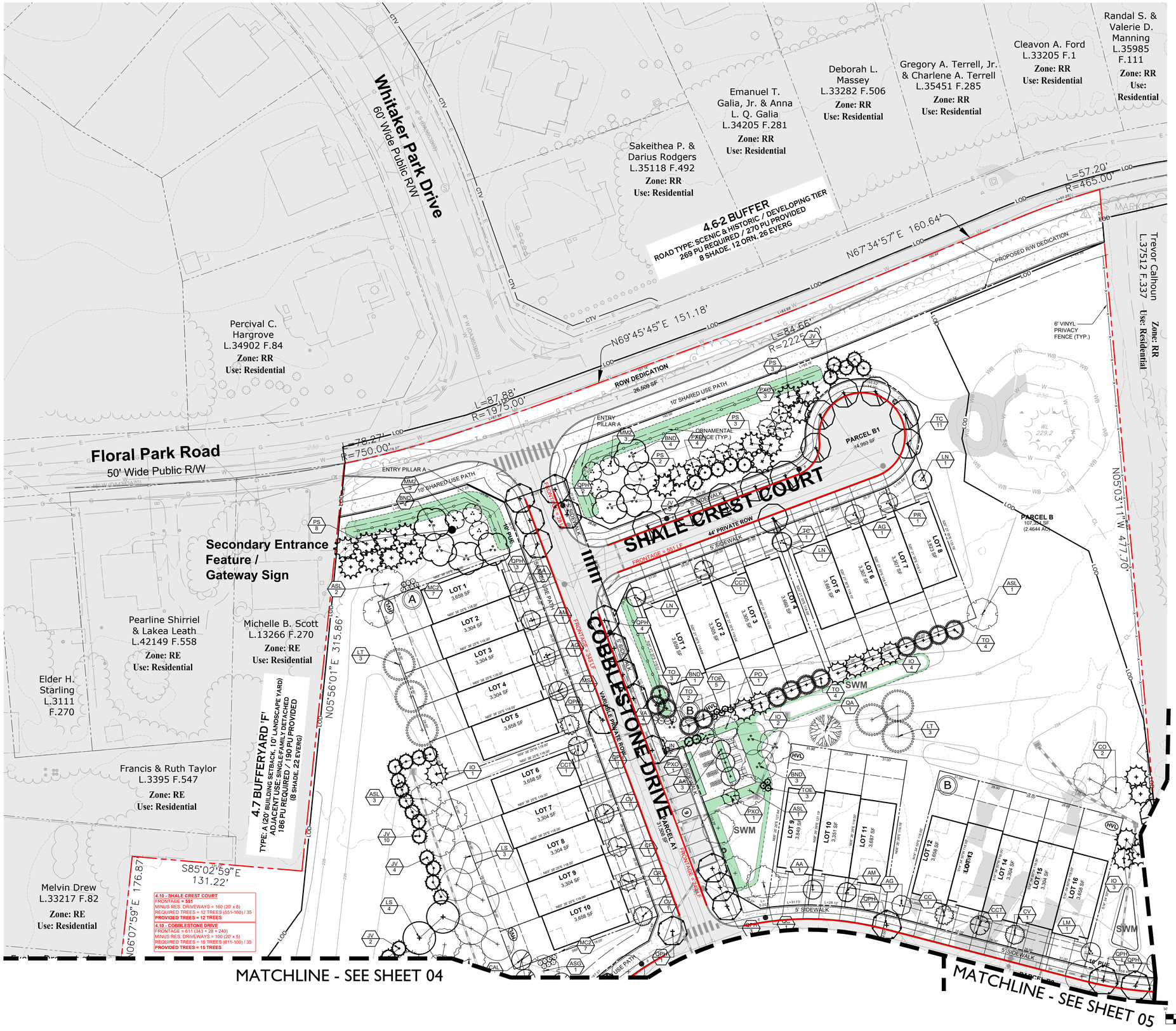
SDP-2025-0015_backup - Plans 39 of 137

PRELIMINARY NOT FOR CONSTRUCTION





4.10 - SHALE CREST COURT
FRONTAGE = 551
MINUS RES. DRIVEWAYS = 160 (20' x 8)
REQUIRED TREES = 12 TREES (551-160) / 35
PROVIDED TREES = 12 TREES

4.10 - COBBLESTONE DRIVE
FRONTAGE = 611 (343 + 28 + 240)
MINUS RES. DRIVEWAYS = 100 (20' x 5)
REQUIRED TREES = 15 TREES (611-100) / 35
PROVIDED TREES = 15 TREES

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK & ALLEY ACCESS
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

NGVD: 29
NAD: 83

GRAPHIC SCALE
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 02 OF 61

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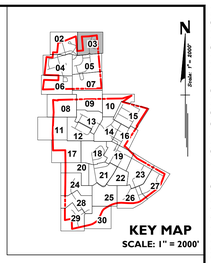

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
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- PR. PAVEMENT
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- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

N
Scale: 1" = 60'
NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHRISTOPHER GLASGOW · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 03 OF 61

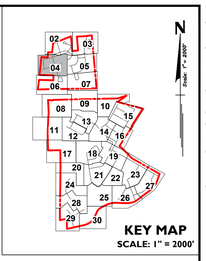
C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\02 Landscape Sheets.dwg
5/01/2026 9:15:13AM by Charlie Howe on 5/1/26

MATCHLINE - SEE SHEET 02

MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 06

PRELIMINARY NOT FOR CONSTRUCTION



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- PR. PAVEMENT
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- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
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- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 04 OF 61

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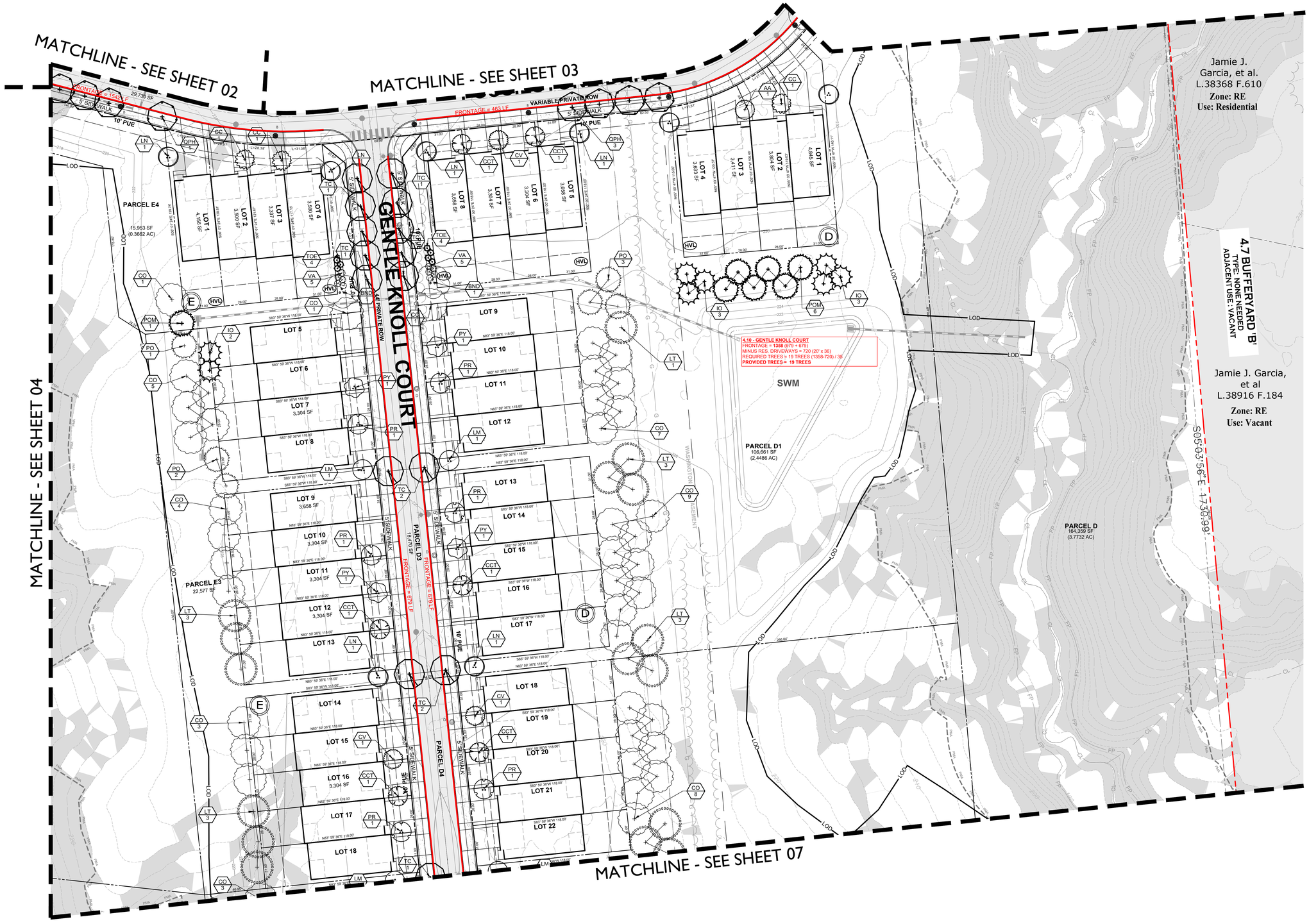

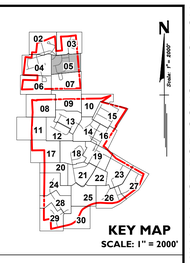

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- EX. 100-YEAR FLOODPLAIN
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- EX. WETLAND
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- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD 29
NAD 83

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND — CHARLIE E. HOWE — 3686 — LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ ☐
BY _____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 05 OF 61

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5/1/2026 8:15:04 AM EDT

MATCHLINE - SEE SHEET 04

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 08

PRELIMINARY NOT FOR CONSTRUCTION

South Hill Road
Private Road - Variable Width Paving

Alphonso & Cynthia Wilkerson
L.22228 F.50
Zone: RE
Use: Residential

James E. & Charlotte B. Washington
L.8961 F.300
Zone: RE
Use: Residential

Alphonso & Cynthia Wilkerson
L.22228 F.50
Zone: RE
Use: Residential

N/F Roscoe C. Cartwright Lodge #129
L.32322 F.79
Zone: RE
Use: Residential

PEPCO
L.4367 F.226

PEPCO
L.4319 F.115

PEPCO
L.4288 F.409
Zone: RE
Use: Utility

PEPCO
L.4346 F.17
Zone: RE
Use: Utility

4.7 BUFFERYARD 'D'
TYPE: A (20' BUILDING SETBACK, 10' LANDSCAPE YARD)
ADJACENT USE: SINGLE-FAMILY DETACHED
0 PU REQUIRED / 0 PU PROVIDED (100% EXISTING TREES)

4.7 BUFFERYARD 'E'
TYPE: A (20' BUILDING SETBACK, 10' LANDSCAPE YARD)
ADJACENT USE: SINGLE-FAMILY DETACHED
240 PU REQUIRED / 240 PU PROVIDED

4.7 BUFFERYARD 'C'
TYPE: B (30' BUILDING SETBACK, 20' LANDSCAPE YARD)
ADJACENT USE: PUBLIC UTILITY W/ OVERHEAD WIRES
260 PU REQUIRED / 260 PU PROVIDED

N01°52'15"E 290.71'
S88°20'15"E 470.73'
N06°21'20"E 317.64'
S88°40'28"W 496.28'
S88°40'28"W 1414.83'

FOSSIL STONE DRIVE
VARIABLE PRIVATE ROW

LOT 17 3,658 SF
LOT 18 3,304 SF
LOT 19 3,304 SF
LOT 20 3,658 SF
LOT 21 3,658 SF
LOT 22 3,304 SF
LOT 23 3,304 SF
LOT 24 3,658 SF

PARCEL F
109,144 SF
(2.5056 AC)

PARCEL G
175,473 SF
(4.0283 AC)

PARCEL G1
80,135 SF
(1.8396 AC)

SWM

10' TRAIL

5' SIDEWALK

PET WASTE RECEPTACLE

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
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- EX. 2' CONTOUR LINE
- EX. TREELINE
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- PR. ORNAMENTAL TREE

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD: 29
NAD: 83

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RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 06 OF 61

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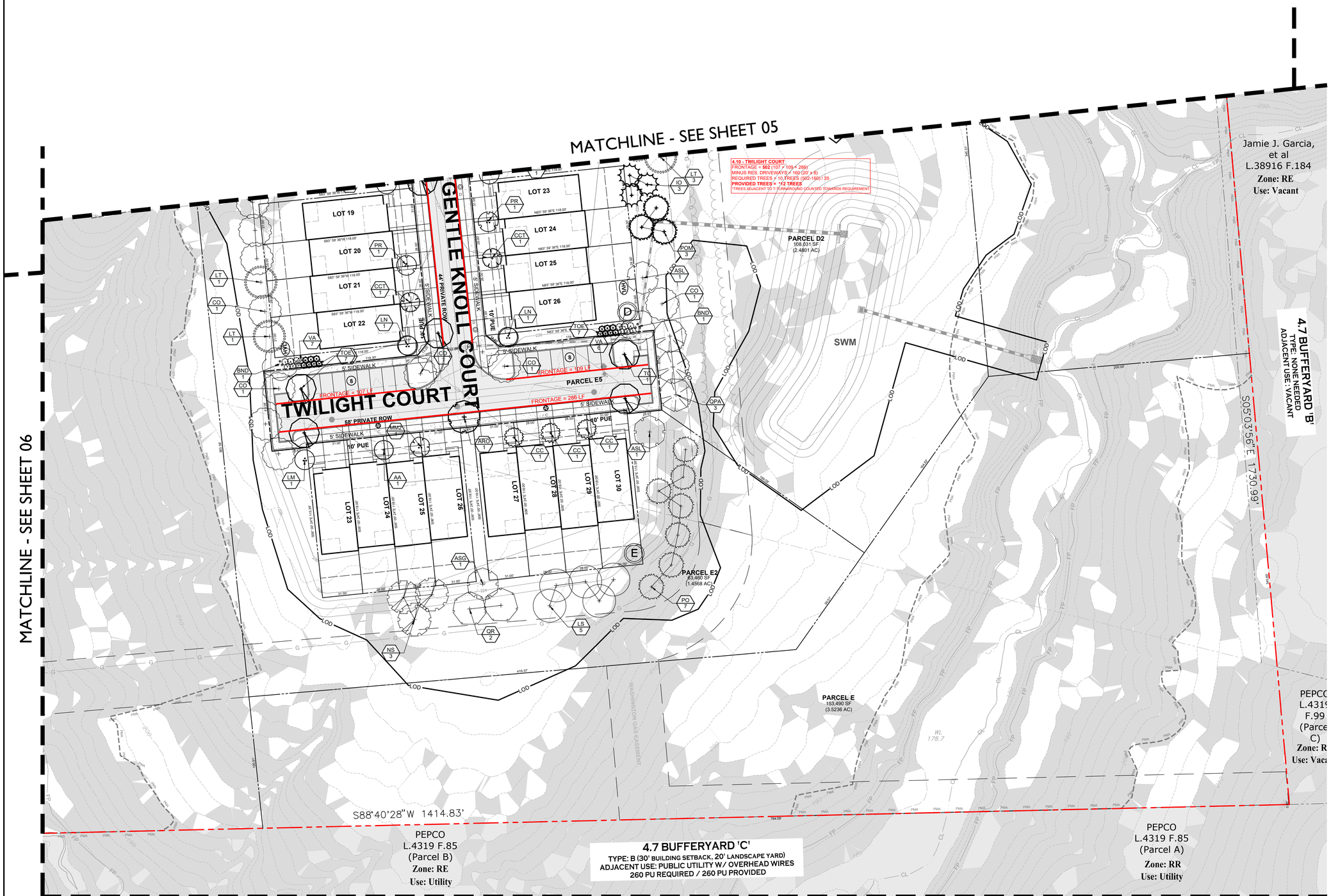
5/1/2026 8:15:04 AM EDT by Charlie Howe

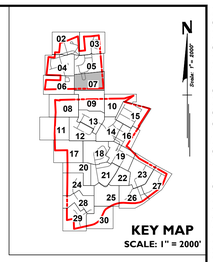
PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 09





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GRAPHIC SCALE
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1 INCH = 30 FT

NGVD 29
NAD 83

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LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 07 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\02 Landscape Sheets.dwg
SDP-2025-0015_backup 1 Plans 46 of 137 46 of 137

MATCHLINE - SEE SHEET 06

PEPCO L.4288 F.409
Zone: RE
Use: Utility

PEPCO
L.4346 F.17
Zone: RE
Use: Utility

10' TRAIL

Heirs of Norval W. Watkins
and Grace Marie Watkins
L.914 F.241
Zone: RE
Use: Vacant

N02°29'16" E 20.58'

4.7 BUFFERYARD 'H'
NO BUFFER REQUIRED
ADJACENT USE: PUBLIC UTILITY W/ OVERHEAD WIRES

N88°40'28" E 2107.47'

S82°26'02" E 150.91'

10' TRAIL

Neale Drive, LLC
L.40444 F.271
(Parcel 6)
Zone: RE
Use: Vacant

N02°15'50" W 404.80'

4.7 BUFFERYARD 'L'
NO BUFFER REQUIRED
ADJACENT USE: SINGLE-FAMILY DETACHED

N02°31'59" E 215.01'

PARCEL V
TO BE DEDICATED TO M-NCPPC
(7.4895 AC)

10' TRAIL

PARCEL U
TO BE DEDICATED TO M-NCPPC
(8.8201 AC)

MATCHLINE - SEE SHEET 09

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 12

N
NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

KEY MAP
SCALE: 1" = 2000'

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- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK & ALLEY ACCESS
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
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Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Eluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 08 OF 61

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5/4/2026 8:15 AM BRIAN HOWE

MATCHLINE - SEE SHEET ##

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET ##

MATCHLINE - SEE SHEET 10

PEPCO
L.4319 F.85
(Parcel B)

Zone: RE
Use: Utility

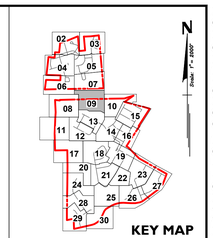
4.7 BUFFERYARD 'H'
NO BUFFER REQUIRED
ADJACENT USE: PUBLIC UTILITY W/ OVERHEAD WIRES

N88°40'28"E 2107.47'

PART OF PARCEL V
TO BE DEDICATED TO M-NCPPC

PARCEL X
TO BE DEDICATED TO M-NCPPC
(11.9981 AC)

MATCHLINE - SEE SHEET 13



KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
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- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

N
NGVD: 29
NAD: 83

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 09 OF 61

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5/1/2026 8:07:03 AM EDT

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 09

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 15

PEPCO
L.4319 F.85
(Parcel A)
Zone: RR
Use: Utility

4.7 BUFFERYARD 'H'
NO BUFFER REQUIRED
ADJACENT USE: PUBLIC UTILITY W/ OVERHEAD WIRES

N88°40'28"E 2107.47'

PEPCO
L.4319 F.85
(Parcel A)
Zone: RR
Use: Utility

N73°34'36"E 311.36'

S55°36'17"W 355.19'

4.7 BUFFERYARD 'I'
NO BUFFER REQUIRED
ADJACENT USE: SINGLE-FAMILY DETACHED

PART OF
PARCEL Z
TO BE DEDICATED TO M-NCPPC

Georgetta A. Robinson
L.35400 F.50
Zone: RR
Use; Residential

PARCEL Z
TO BE DEDICATED TO M-NCPPC
(2.3826 AC.)

PART OF
PARCEL X
TO BE DEDICATED TO M-NCPPC

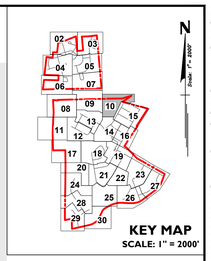
PART OF
PARCEL Z1
37,583 SF

PARCEL Y3

LOD

QPA 1

N
Scale: 1" = 60'
NGVD: 29
NAD: 83



KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
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- PR. EDGE OF PAVEMENT
- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHARLES E. ROGERS · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____

BY_____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 10 OF 61

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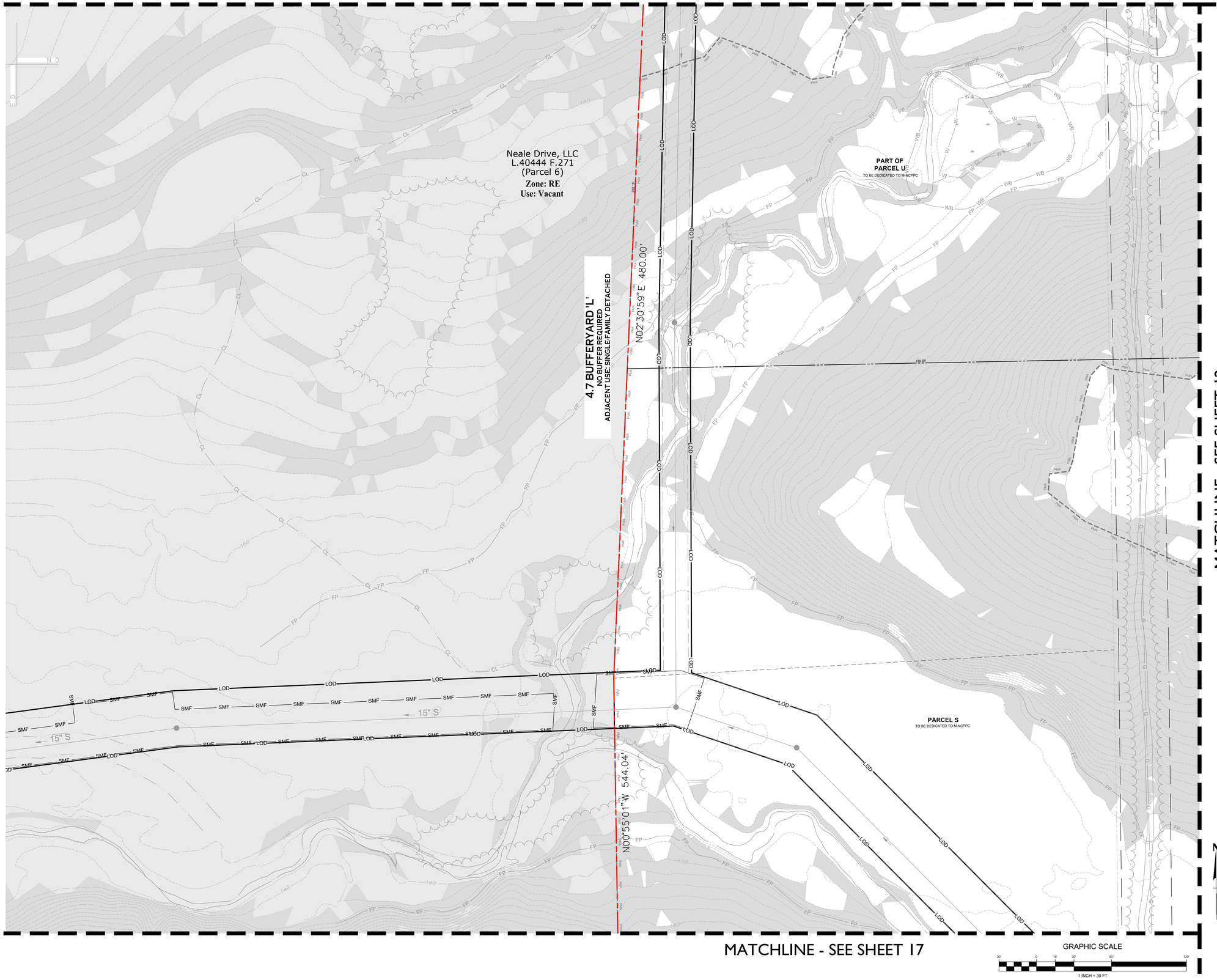
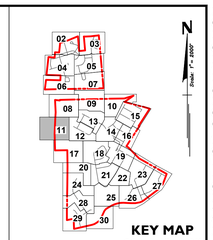
5/1/2026 8:15:08AM by Plank, Alex (RODGERS CONSULTING)

MATCHLINE - SEE SHEET 08



MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 17



KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
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- EX. FLOODPLAIN BRL
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- EX. WETLAND BUFFER (25')
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- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

N
Scale: 1" = 100'
NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHRISTINE OLIVER · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

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SADDLE RIDGE

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RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 11 OF 61

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Last Saved By: Christop Howe at 4/7/26 at 4:39

MATCHLINE - SEE SHEET08

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18

PRELIMINARY NOT FOR CONSTRUCTION

PART OF PARCEL V
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL U1

CEDAR GLEN LANE
50' PUBLIC ROW

MICA HILL LANE
53' PUBLIC ROW

OUTCROP DRIVE
53' PUBLIC ROW

LOT 32 4,680 SF
LOT 31 4,680 SF
LOT 30 4,680 SF
LOT 29 4,680 SF
LOT 28 4,687 SF
LOT 27 4,700 SF
LOT 26 4,700 SF
LOT 25 4,700 SF
LOT 24 4,700 SF
LOT 23 4,700 SF
LOT 22 4,700 SF
LOT 21 4,700 SF
LOT 20 4,700 SF
LOT 19 4,700 SF
LOT 18 4,700 SF
LOT 17 5,468 SF
LOT 16 5,571 SF
LOT 15 5,438 SF
LOT 14 5,387 SF
LOT 13 4,200 SF
LOT 12 4,000 SF
LOT 11 5,439 SF
LOT 10 5,438 SF
LOT 9 4,000 SF
LOT 8 4,000 SF
LOT 7 4,000 SF
LOT 6 4,000 SF
LOT 5 4,000 SF
LOT 4 4,000 SF
LOT 3 4,000 SF
LOT 2 4,000 SF
LOT 1 4,000 SF

PARCEL T1 4,960 SF

PARCEL S1
40.39
(0.922 AC)

PART OF PARCEL S
TO BE DEDICATED TO M-NCPPC
(14.5031 AC)

PART OF PARCEL T
TO BE DEDICATED TO M-NCPPC

SWM

10' ACCESS PATH

10' PUE

6' SIDEWALK

5' SIDEWALK

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
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- PR. ORNAMENTAL TREE

N
NGVD: 29
NAD: 83

GRAPHIC SCALE
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
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5/01/26

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REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 12 OF 61

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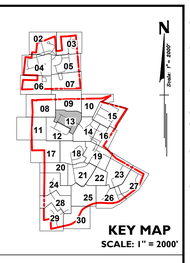

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
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- PR. ORNAMENTAL TREE

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
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STATE OF MARYLAND · CHARLES E. HOWE · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

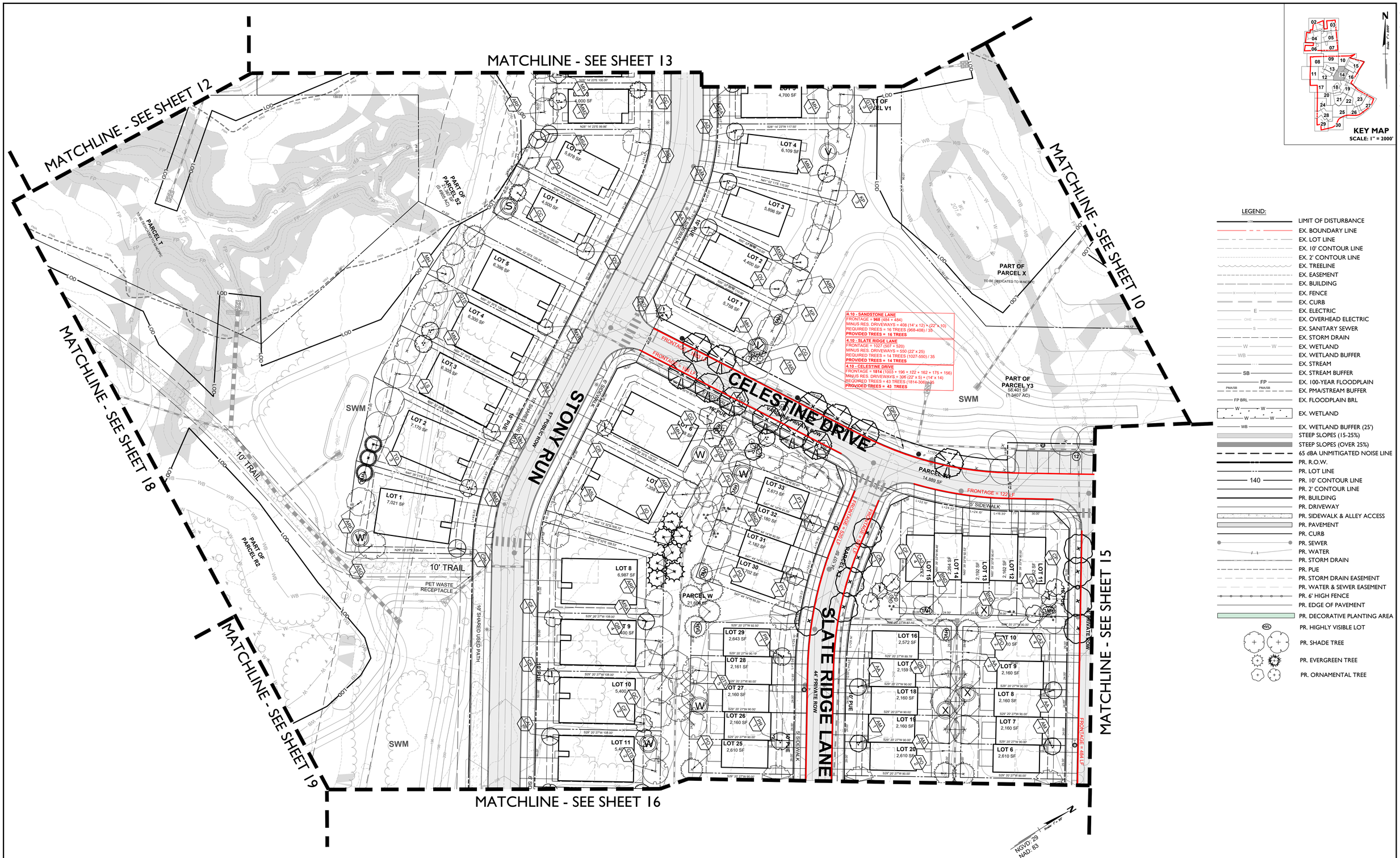
BY_____ DATE_____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 13 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\02 Landscape Sheets.dwg
Saved: 4/29/2026 10:13 AM By: Charlie Howe



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK & ALLEY ACCESS
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND — CHRISTINE OLIVER — 3686 — LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE:	1" = 30'
JOB No.	
DATE:	MAY 2026
SHEET No.	14 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\02 Landscape Sheets.dwg
Last Modified: 5/1/2026 8:59:57 AM EDT

MATCHLINE - SEE SHEET 10

4.7 BUFFERYARD 'I' - NO BUFFER REQUIRED - ADJACENT USE: SINGLE-FAMILY DETACHED

S74°55'38"E 849.58'

PARCEL AA
34,597 SF
(0.7942 AC)

4.10 - FELDSPAR LANE
FRONTAGE = 968 (484 + 484)
MINUS RES. DRIVEWAYS = 336 (14' x 24)
REQUIRED TREES = 18 TREES (968-336) / 35
PROVIDED TREES = 19 TREES

PARCEL AA1
3,191 SF

LOT 1 6,672 SF
LOT 2 4,710 SF
LOT 3 4,700 SF
LOT 4 5,400 SF
LOT 5 4,400 SF
LOT 6 4,198 SF
LOT 42 14,211 SF
LOT 41 11,289 SF
LOT 40 6,665 SF
LOT 39 4,681 SF
LOT 38 4,700 SF
LOT 37 4,700 SF
LOT 36 4,700 SF
LOT 35 4,700 SF
LOT 34 4,700 SF
LOT 33 4,700 SF
LOT 32 4,700 SF
LOT 31 4,700 SF
LOT 30 4,700 SF
LOT 29 4,700 SF
LOT 28 4,700 SF
LOT 27 4,700 SF

PARCEL Z4
17,600 SF
(0.4041 AC)

LOT 16 4,700 SF
LOT 15 4,700 SF
LOT 14 4,700 SF
LOT 13 4,700 SF
LOT 12 4,700 SF
LOT 11 4,700 SF
LOT 10 4,700 SF
LOT 9 4,700 SF
LOT 8 4,700 SF
LOT 7 4,700 SF

SWM

CREEKSTONE LANE
53' PUBLIC ROW

LOT 13 3,528 SF
LOT 14 1,800 SF
LOT 15 1,800 SF
LOT 16 2,250 SF
LOT 17 2,250 SF
LOT 18 1,800 SF
LOT 19 3,502 SF
LOT 12 4,444 SF
LOT 10 4,700 SF
LOT 9 4,700 SF
LOT 8 4,700 SF
LOT 7 4,700 SF
LOT 6 4,700 SF
LOT 5 4,700 SF
LOT 4 4,289 SF
LOT 3 4,289 SF
LOT 2 4,391 SF
LOT 1 5,428 SF

PARCEL Z2
22,683 SF
(0.5208 AC)

LOT 17 3,502 SF
LOT 18 1,800 SF
LOT 19 2,025 SF
LOT 20 2,025 SF
LOT 21 1,800 SF
LOT 22 1,800 SF
LOT 23 3,502 SF
LOT 24 2,250 SF
LOT 25 1,800 SF
LOT 26 1,800 SF
LOT 27 2,250 SF
LOT 28 2,250 SF
LOT 29 1,800 SF
LOT 30 1,800 SF
LOT 31 2,250 SF
LOT 32 2,250 SF
LOT 33 1,800 SF
LOT 34 1,800 SF
LOT 35 2,250 SF
LOT 36 2,250 SF
LOT 37 2,250 SF
LOT 38 2,250 SF
LOT 39 2,250 SF
LOT 40 2,250 SF
LOT 41 2,250 SF
LOT 42 2,250 SF

CELESTINE DRIVE
VARIABLE PRIVATE ROW
FRONTAGE = 1,284 LF

FELDSPAR LANE
44' PRIVATE ROW
FRONTAGE = 484 LF

PARCEL Z3
22,643 SF
(0.5198 AC)

CRYSTAL CASCADE DRIVE
55' PUBLIC ROW

PARCEL Z1
PARCEL Y2
PARCEL Y3
PARCEL Y1

SANDSTONE LANE
44' PRIVATE ROW
FRONTAGE = 484 LF

PARCEL BB2
(0.4697 AC)

PART OF PARCEL BB1

4.7 BUFFERYARD 'J'
NO BUFFER REQUIRED
ADJACENT USE: SINGLE-FAMILY DETACHED

S32°56'16"W 666.37'

S7°12'51"E 31.07'

S33°11'45"W 785.64'

MNCP&PC
L.21116 F.196
Zone: RR
Use: Open Space

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 16

10' PUE
6' SIDEWALK
5' SIDEWALK
LOD
OH

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LOD — LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- 140 — PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK & ALLEY ACCESS
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

NAD 83 NORTH

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND — CHARLES S. HOWE — 3686 — LANDSCAPE ARCHITECT

5/01/26

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

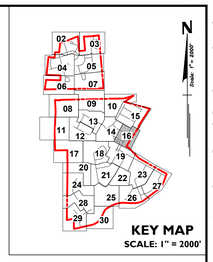
RELEASE FOR _____
BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 15 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\07_Landscape Sheets.dwg



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
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- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
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- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

N
NGVD 29
NAD 83

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND — CHRISTOPHER S. RODGERS — 3686 — LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ. 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 16 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\17 Landscape Sheets.dwg
5/1/2026 8:15:15 AM EDT

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 17

N00°55'01"W 544.04'

S89°04'59"W 400.33'

400.33'

654.46'

N00°54'00"W 518.80'

518.80'

4.7 BUFFERYARD 'L'
NO BUFFER REQUIRED
ADJACENT USE: SINGLE-FAMILY DETACHED

Tax Map 144, Parcel 53
Neale Drive, LLC
L.40444 F.271
50.58 Ac.
Zone: RE
Use: Vacant

Erco Properties, Inc.
L.7425 F.894 (Parcel 3)
Zone: RE
Use: Vacant

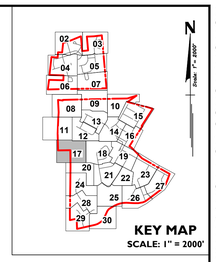
PART OF PARCEL S
TO BE DEDICATED TO M-NCPPC

PARCEL R
TO BE DEDICATED TO M-NCPPC
(13.2396 AC)

GAS MARKER

10' TRAIL

10' TRAIL



KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
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- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
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- PR. PAVEMENT
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- PR. PUE
- PR. STORM DRAIN EASEMENT
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- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

N
NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

CHARLIE HOWE
3686
LANDSCAPE ARCHITECT

5/01/26

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
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PRINCE GEORGE'S COUNTY, MARYLAND

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 17 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\07 Landscape Sheets.dwg
5/1/2026 8:41:15 AM Charlie Howe Plotted: 30 in x 42 in

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 21

FALLSBROOK ROAD

GALEWOOD ROAD

FALLSBROOK ROAD

PART OF PARCEL T
114,948 SF
TO BE DEDICATED TO MNCPPC
(2.6388 AC)

PARCEL R2

PART OF PARCEL R2

PART OF PARCEL R
TO BE DEDICATED TO MNCPPC

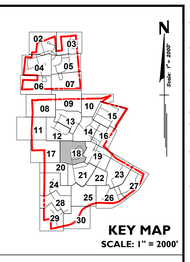
PARCEL R3
33,051 SF
(0.7587 AC)

PARCEL Q
11,592 SF

PARCEL R1

LOT 8 9,973 SF
LOT 7 9,073 SF
LOT 6 8,361 SF
LOT 5 7,229 SF
LOT 4 7,428 SF
LOT 3 7,228 SF
LOT 9 8,803 SF
LOT 10 10,640 SF
LOT 11 9,743 SF
LOT 12 9,086 SF
LOT 13 9,063 SF
LOT 14 8,036 SF
LOT 15 7,015 SF
LOT 16 8,240 SF
LOT 17 9,885 SF
LOT 18 8,050 SF
LOT 19 7,215 SF
LOT 5 7,898 SF
LOT 6 6,978 SF
LOT 7 7,998 SF
LOT 8 7,149 SF
LOT 9 6,518 SF
LOT 10 7,035 SF
LOT 11 5,425 SF
LOT 12 5,425 SF

10' TRAIL
SWM
6' SIDEWALK
10' PUE
5' SIDEWALK
55' PUBLIC ROW
53' PUBLIC ROW
PET WASTE RECEPTACLE
WL 196.1



LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
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- EX. ELECTRIC
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- EX. SANITARY SEWER
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- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
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- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
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- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
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- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

PRELIMINARY NOT FOR CONSTRUCTION

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FT

N
NGVD: 29
NAD: 83

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3696
EXPIRATION DATE: 11/05/26

3/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

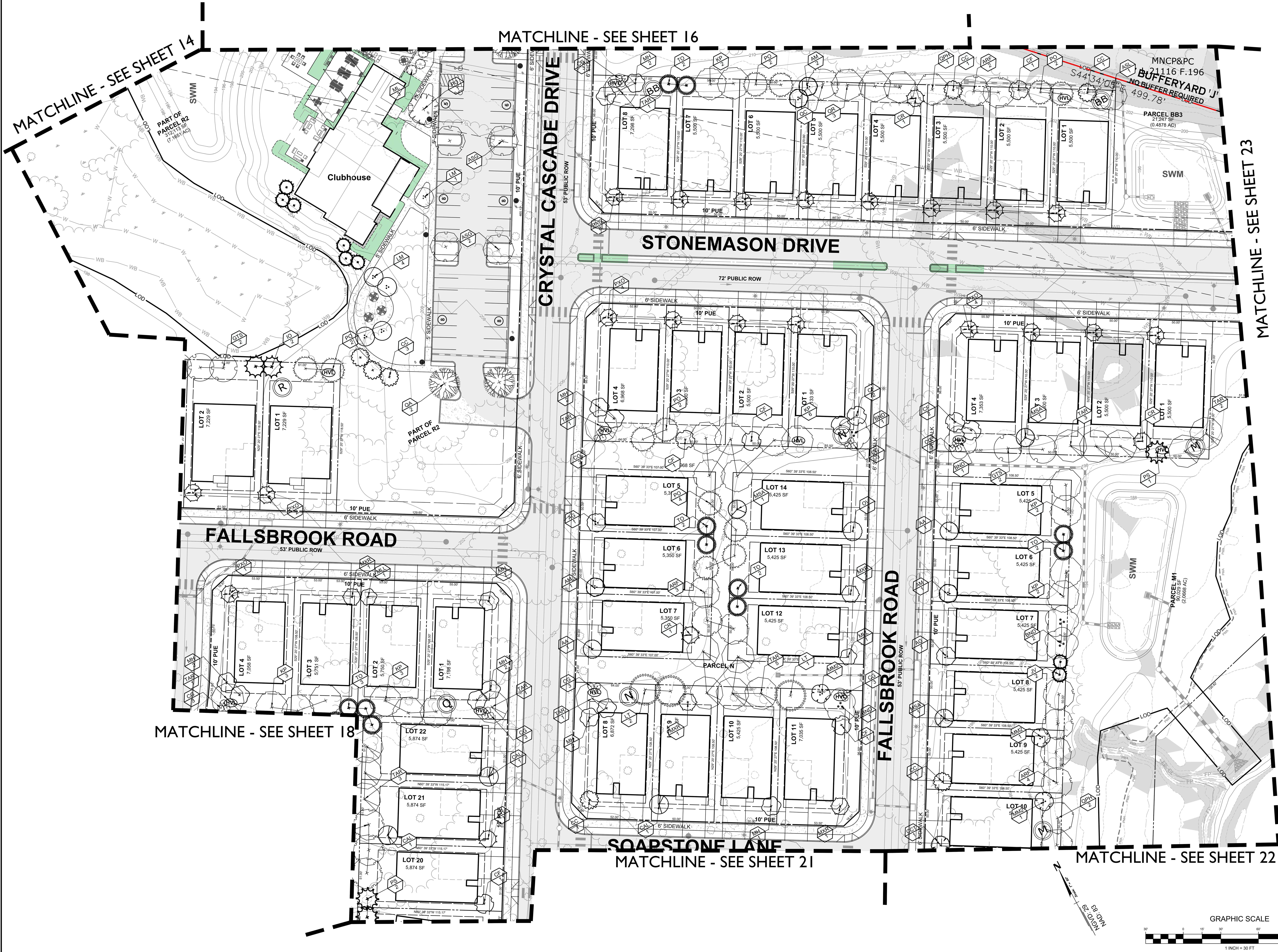
RELEASE FOR _____ BY _____ DATE _____

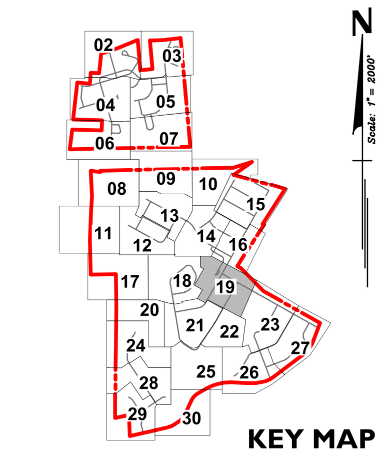
LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 18 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\02 Landscape Sheets.dwg
Mar 4,2026 at 11:54:08am | Plotted by: Charlie Howe





KEY MAP
SCALE: 1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK & ALLEY ACCESS
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHRISTINE E. GILLETTE · 3686 · LANDSCAPE ARCHITECT
5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR ______
BY______ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 19 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\02 Landscape Sheets.dwg

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 24

Erco Properties, Inc.
L.7425 F.894(Parcel 3)
Zone: RE
Use: Vacant

Paula C. & William E. Wordsworth
L.13591 F.227
Zone: RE
Use: Residential

4.7 BUFFERYARD 'K'
NO BUFFER REQUIRED
ADJACENT USE: SINGLE-FAMILY DETACHED

N00°54'00"W 518.80'

N00°32'49"E 620.41'

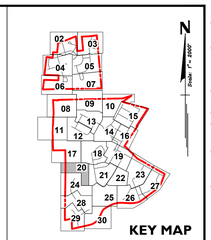
PART OF PARCEL R
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL R1

PARCEL P
TO BE DEDICATED TO M-NCPPC
(4.3455 AC)

N
NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT



KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LOD — LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- E — EX. ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC
- S — EX. SANITARY SEWER
- EX. STORM DRAIN
- W — EX. WETLAND
- WB — EX. WETLAND BUFFER
- EX. STREAM
- SB — EX. STREAM BUFFER
- FP — EX. 100-YEAR FLOODPLAIN
- PMA/SB — EX. PMA/STREAM BUFFER
- FP BRL — EX. FLOODPLAIN BRL
- EX. WETLAND
- WB — EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- 140 — PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK & ALLEY ACCESS
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PR. DECORATIVE PLANTING AREA
- RW — PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

PRELIMINARY NOT FOR CONSTRUCTION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND — CHRISTINE E. GILLESPIE — 3686 — LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:
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	BY	DATE
BASE DATA		
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DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 20 OF 61

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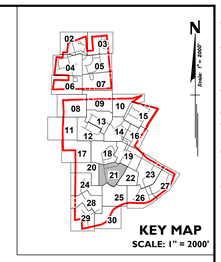

PRELIMINARY NOT FOR CONSTRUCTION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND — CHARLIE HOWE — 3686 — LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 21 OF 61

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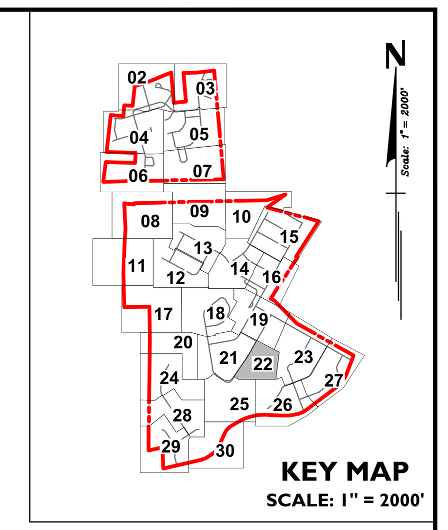

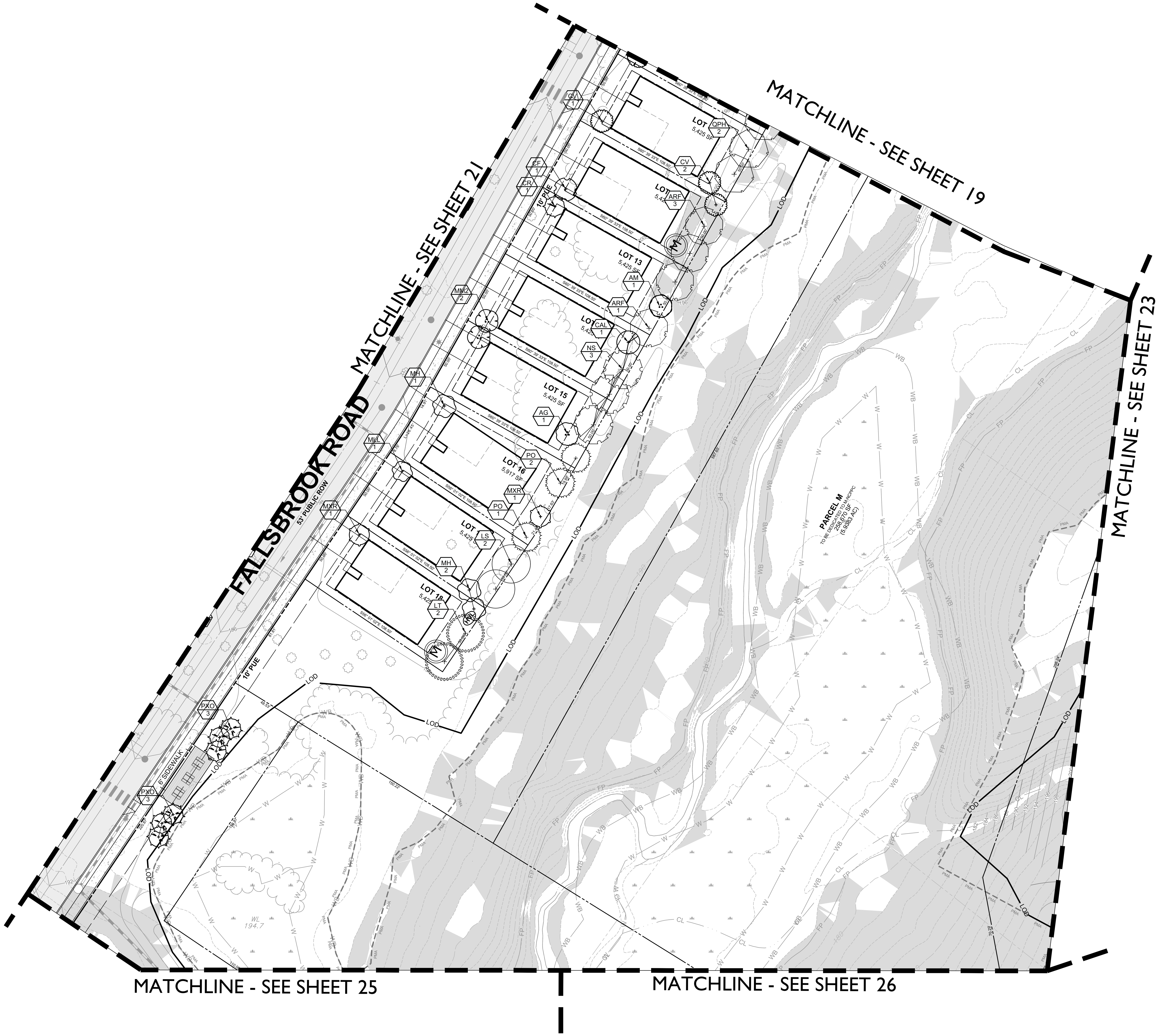

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- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHRISTINE E. GILLETTE · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:
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Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
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SADDLE RIDGE
11th ELECTION DISTRICT
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RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY______ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 22 OF 61

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 26

NGVD: 29
NAD: 83

1" = 30'

GRAPHIC SCALE
30 0 15' 30' 60' 120
1 INCH = 30 FT

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
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- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

MORNING DEW DRIVE
53' PUBLIC ROW

WHETSTONE COURT
53' PUBLIC ROW

STONEMASON DRIVE
72' PUBLIC ROW

PART OF PARCEL BB9

PARCEL L2
38,350 SF

PARCEL L1
45,982 SF
(1.0556 AC)

MNCP&PC
L.21116 F.196
Zone: RR
Use: Open Space

4.7 BUFFERYARD 'J'
NO BUFFER REQUIRED
ADJACENT USE: SINGLE-FAMILY DETACHED

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
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REVISION	DATE
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	BY	DATE
BASE DATA		
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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 23 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\02 Landscape Sheets.dwg
Mar 26,2026 at 12:04:00 PM by Charlie Howe

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 28

PRELIMINARY NOT FOR CONSTRUCTION

Joann Credle
L.23682 F.149
Zone: RE
Use: Residential

Terrah A. Dews
L.29640 F.121
Zone: RE
Use: Residential

Harold A. Gordon &
Vivian J. Montgomery
L.20875 F.210
Zone: RE
Use: Residential

4.7 BUFFERYARD 'K'
NO BUFFER REQUIRED
ADJACENT USE: SINGLE-FAMILY DETACHED

N00°32'49"E 620.41'

N00°32'49"E 620.41'

Church Road
50' Wide Public R/W

COLDSPRING LANE
53' PUBLIC ROW

SWM
59,419 SF
(1.3641 AC)

PARCEL 14

LOT 11 8,714 SF
LOT 12 7,345 SF
LOT 13 6,719 SF
LOT 14 6,723 SF
LOT 15 8,465 SF
LOT 16 10,471 SF
LOT 17 10,982 SF
LOT 18 9,080 SF
LOT 19 9,165 SF
LOT 20 10,351 SF
LOT 21 8,516 SF
LOT 22 7,110 SF
LOT 23 7,110 SF
LOT 24 9,850 SF

6' SIDEWALK
10' PUE
10' TRAIL
LOD

PARCEL I3
117,462 SF
(2.6966 AC)

PARCEL I
TO BE DEDICATED TO M-NCPPC

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
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NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 24 OF 61

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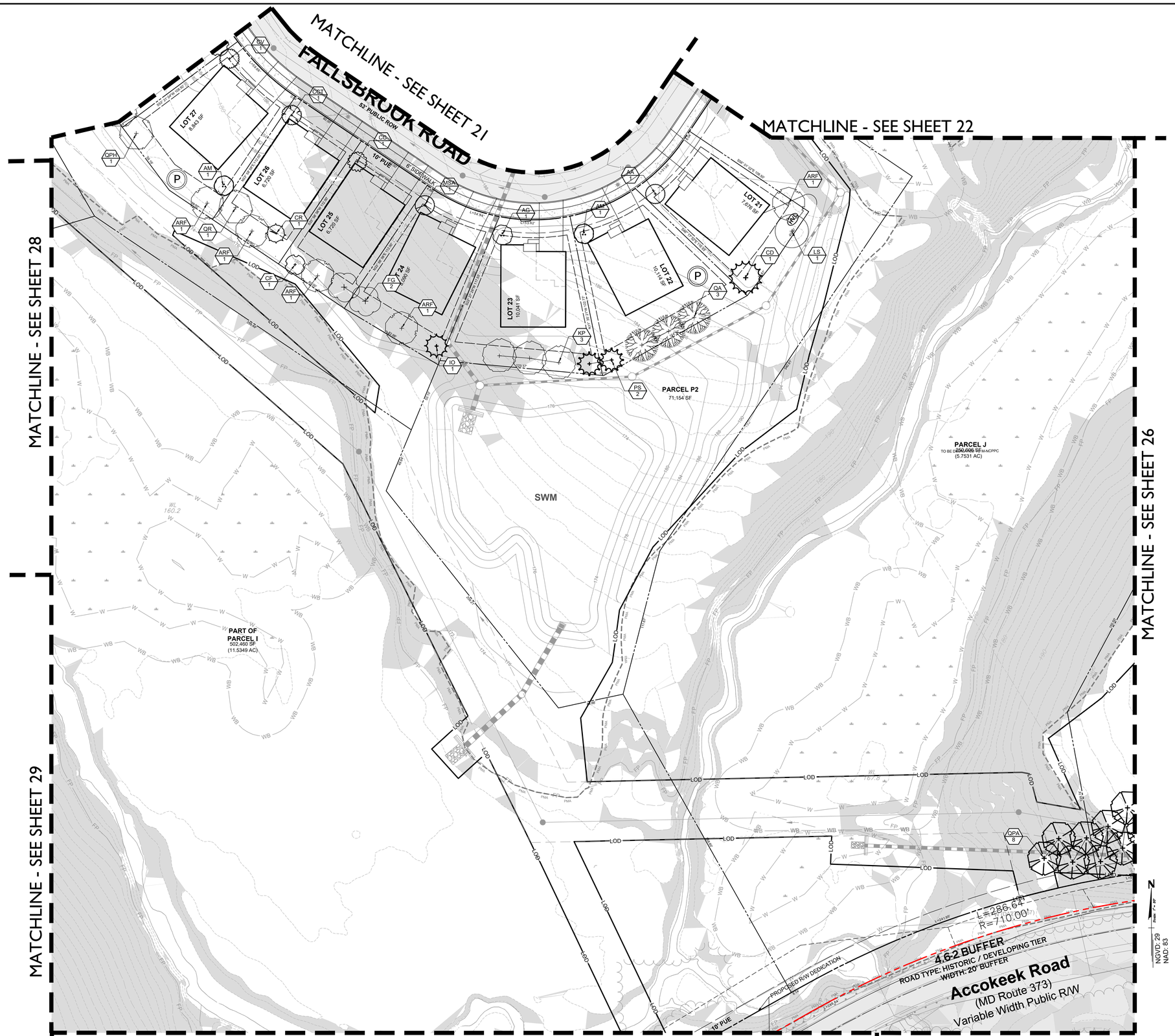
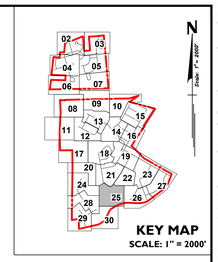
3/04/2026 8:15:04AM by Hana Ge 57765 for dry





PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
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- PR. DECORATIVE PLANTING AREA
- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

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SADDLE RIDGE

11th ELECTION DISTRICT
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RODGERS CONSULTING

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 25 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\07_Landscape Sheets.dwg
5/1/2026 8:01:51 AM Desktop Plotter 36.0" (W) x 24.0" (H)

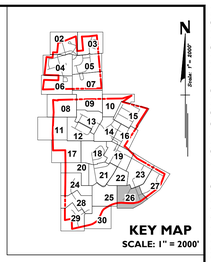
MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 27

PRELIMINARY NOT FOR CONSTRUCTION



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- PR. HIGHLY VISIBLE LOT
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE

WHETSTONE COURT

MORNING DEW DRIVE

GRANITE G

53' PUBLIC R/W

10' PUE

6' SIDEWALK

LOT 24 7,369 SF

LOT 23 7,094 SF

LOT 22 5,424 SF

LOT 21 5,425 SF

LOT 20 5,425 SF

LOT 19 5,425 SF

LOT 18 5,425 SF

LOT 17 6,485 SF

LOT 16 6,458 SF

LOT 15 8,643 SF

LOT 12 6,270 SF

LOT 11 6,270 SF

LOT 10 5,850 SF

LOT 9 8,433 SF

LOT 8 6,435 SF

LOT 7 5,350 SF

LOT 6 5,350 SF

LOT 5 5,350 SF

LOT 4 5,350 SF

LOT 3 5,350 SF

LOT 2 5,350 SF

LOT 1 5,350 SF

LOT 12 6,999 SF

LOT 11 5,720 SF

LOT 10 5,720 SF

LOT 9 6,

PARCEL J3 39,822 SF (0.7764 AC)

PARCEL J2 1,407 SF (0.0323 AC)

PARCEL J1 48,009 SF (1.1021 AC)

PARCEL K 52,246 SF (1.1994 AC)

Secondary Entrance Sign

SWM

N86°00'30"W 139.57'

L=440.94'
R=1140.00'

L=291.08'
R=840.00'

L=168.96'
R=450.00'

S52°27'31"W 573.40'

PROPOSED R/W DEDICATION

Accokeek Road
(MD Route 373)
Variable Width Public R/W

4.6-2 BUFFER
ROAD TYPE: HISTORIC / DEVELOPING TIER
WIDTH: 20' BUFFER
1808 PU REQUIRED / 1810 PU PROVIDED

Millville Quarry, Inc.
L.16268 F.161
(Parcel 2)

Zone: RR
Use: Vacant

N
NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHARLIE HOWE · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

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Walton Maryland, LLC

SADDLE RIDGE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ BY _____ DATE _____

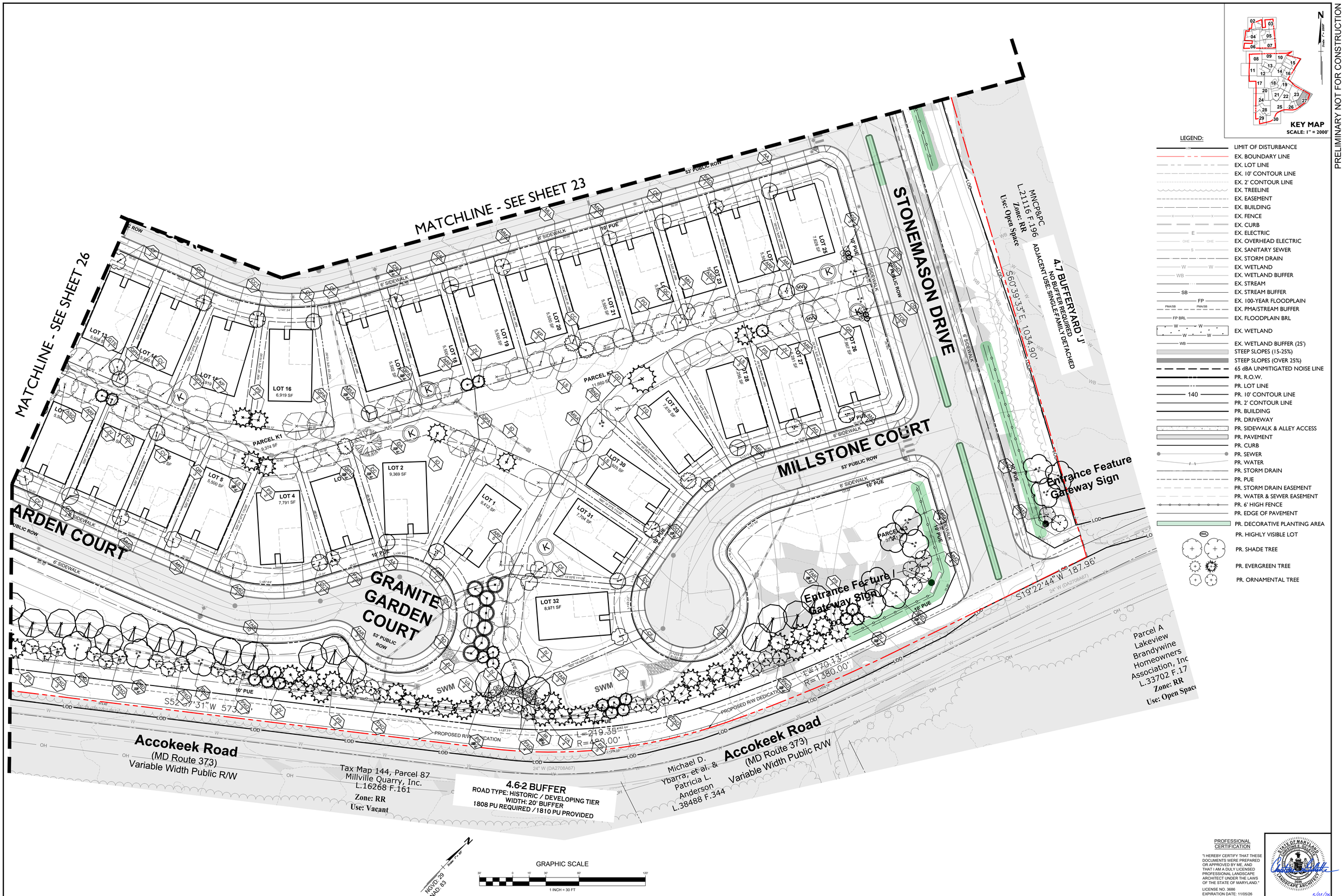
LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 26 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\02 Landscape Sheets.dwg
Last saved: 4/29/2026 10:15 AM by Charlie Howe

PRELIMINARY NOT FOR CONSTRUCTION



NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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RODGERS CONTACT: Charlie Howe

RELEASE FOR _____
BY_____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 27 OF 61

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5/1/2026 8:15:13AM by Howe - Plans - 96 of 1746 of 49

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
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REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 28 OF 61

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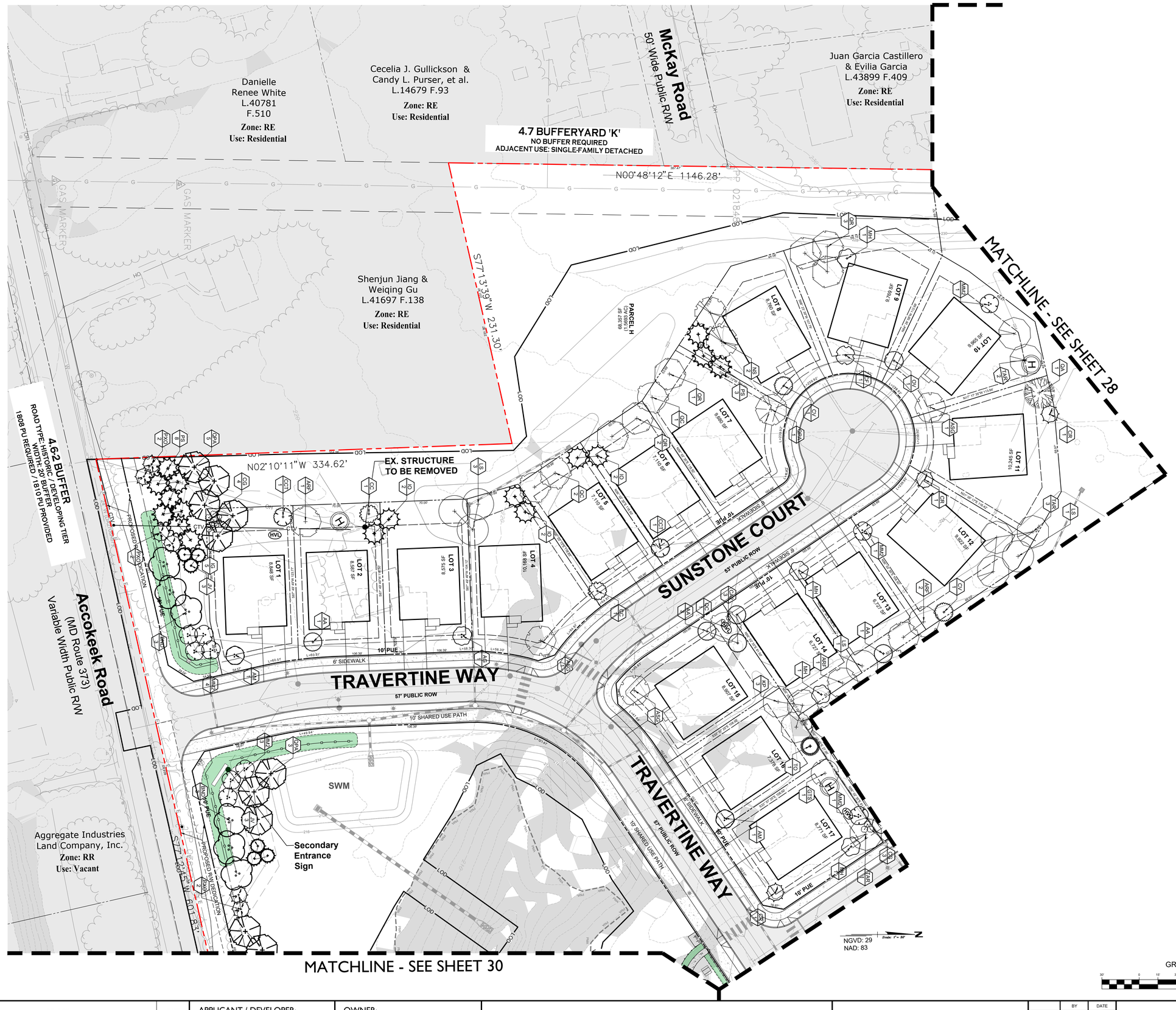

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RELEASE FOR

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LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 29 OF 61

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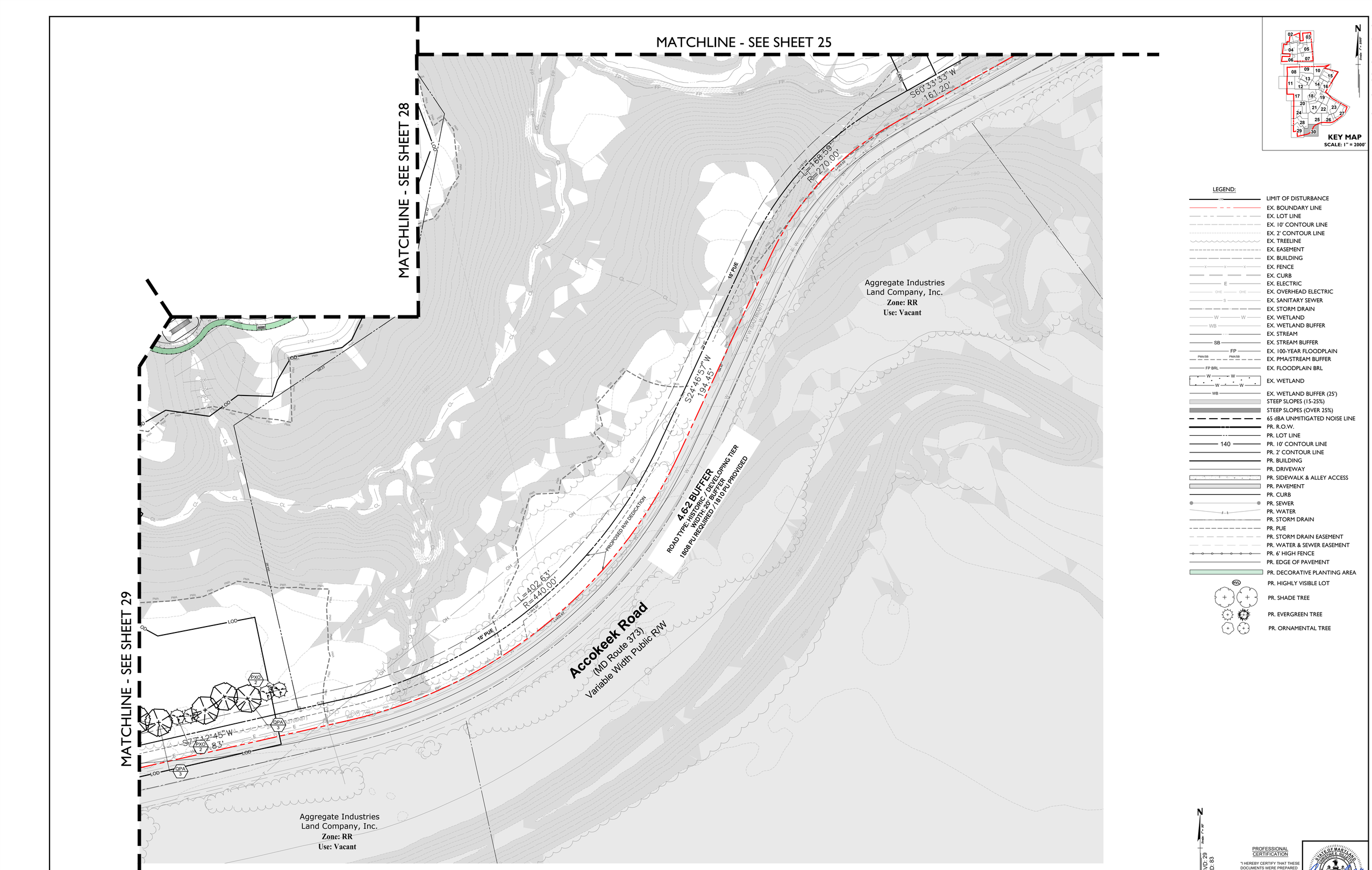
Saved: 3/4/2026 8:13:34 AM EST By: Charlie Howe

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 29



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GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD: 29
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LICENSE NO. 3696
EXPIRATION DATE: 11/05/26

CHARLIE HOWE — STATE OF MARYLAND — LANDSCAPE ARCHITECT

5/01/26

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LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

LANDSCAPE PLAN

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SHEET No. 30 OF 61

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5/1/2026 8:41:15 AM EDT Charlie Howe

Landscape Schedule 4.1–1 (D)

Residential Requirements for One–Family Detached Lots

1) Lot size range: Smaller than 9,500 square feet
2) Number of lots: 438 lots
3) Total number of trees required: (2 per lot) 876 shade trees; (2 per lot) 876 ornamental/evergreen trees
4) Total number of trees provided: 876 shade trees; 767 ornamental trees; 151 evergreen trees; 0 existing shade trees (min. 2.5in dbh, located within 75ft of a dwelling)
5) Number of shade trees required per lot to be located on the south and/or west side of the residential structure: N/A shade trees
6) Total number of shade trees provided on the south and/or west side of the residential structure*: N/A shade trees
7) Number of trees required per lot to be located in the front yard: 1 shade/ornamental/evergreen trees
   Total number of trees required to be located in the front yard: 251 shade/ornamental/evergreen trees
8) Total number of trees provided in front yards: 251 shade/ornamental/evergreen trees

* Shade trees planted on the south and/or west side and within 30ft of a residential structure, which are also located in the front yard, may be counted in both six and eight above.

Landscape Schedule 4.1–1 (C)

Residential Requirements for One–Family Detached Lots

1) Lot size range: 9,500–19,999 square feet
2) Number of lots: 12 lots
3) Total number of trees required: (3 per lot) 36 shade trees; (2 per lot) 24 ornamental/evergreen trees
4) Total number of trees provided: 39 shade trees; 13 ornamental trees; 13 evergreen trees; 0 existing shade trees (min. 2.5in dbh, located within 75ft of a dwelling)
5) Number of shade trees required per lot to be located on the south and/or west side of the residential structure: 1 shade trees
6) Total number of shade trees provided on the south and/or west side of the residential structure*: 2 shade trees
7) Number of trees required per lot to be located in the front yard: 1 shade/ornamental/evergreen trees
   Total number of trees required to be located in the front yard: 12 shade/ornamental/evergreen trees
8) Total number of trees provided in front yards: 12 shade/ornamental/evergreen trees

* Shade trees planted on the south and/or west side and within 30ft of a residential structure, which are also located in the front yard, may be counted in both six and eight above.

Landscape Schedule 4.1–2

Residential Requirements for Townhouses, One–Family Semi–Detached, and Two–Family Dwellings Arranged Horizontally

1) Number of dwelling units: 253 units
2) Number of trees required per dwelling unit: 1.5 shade trees; 1 ornamental/evergreen trees
3) Total number of trees required: 380 shade trees; 253 ornamental/evergreen trees
4) Total number of trees provided: 380 shade trees; 217 ornamental trees; 235 evergreen trees; 0 existing shade trees (min. 2.5in dbh, located within 75ft of a dwelling)

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DRD Case #:	Area (acres)
Saddle Ridge (SDP-2025-0015)	TCP2-2025-xxxx	DP-2025-0015	
Site Calculations:	Zone 1:	R-S	289.36
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		289.36
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
289.36	15.0%	43.40	1890678
A. TOTAL ON-SITE WC PROVIDED (acres) =	86.42	acres	3764455.2
B. TOTAL AREA EXISTING TREES (non-WC acres) =	5.53	acres	240886.8
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			548100
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			4553442
E. TOTAL SQUARE FOOTAGE REQUIRED =			1890678
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50 ' or less height)	2 -1/2 - 3" = 65		0
	3 - 3 1/2" = 75		0
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	1-1/2 - 1-3/4"= 75	1255	94125
	2 - 2 1/2" = 100		0
	2 -1/2 - 3" = 110		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2 -1/2 - 3" = 160		0
	3 - 3 1/2" = 175		0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2 -1/2 - 3" = 225	1800	405000
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	6 - 8' = 40		0
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	6 - 8' = 75	653	48975
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	6 - 8' = 125		0
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	6 - 8' = 150		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		3708	548100
(Manually enter information/figures into shaded areas)			
Christine Gillette, PLA		5/1/2026	
Prepared by		**Date**	

Landscape Schedule 4.9–1

Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:
   - Shade Trees: total 1800 x 50% = 900 total number required; total number provided 1683 = 94 % native
   - Ornamental Trees: total 1255 x 50% = 628 total number required; total number provided 775 = 62 % native
   - Evergreen Trees: total 653 x 30% = 196 total number required; total number provided 426 = 65 % native
   - Shrubs: total 441 x 30% = 132 total number required; total number provided 441 = 100 % native
2) Are invasive species proposed? ____ yes X no
3) Are existing invasive species on–site in areas that are to remain undisturbed? ____ yes X no
4) If "yes" is checked in numbers 2 or 3, is a note on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials? ____ yes X no
5) Are trees proposed to be planted on slopes greater than 3:1? ____ yes X no

Landscape Schedule 4.10–1

Street Trees Along Private Streets

Total linear feet of frontage, excluding driveway openings: 9,673 LF

1) Number of street trees required (1 tree per 35 linear feet): 281 street trees
2) Number of street trees provided: 296 street trees
3) If ornamental trees are used, are they spaced on average 30 feet on center? N/A yes ____ no
   (Ornamental trees may only be used where overhead wires prohibit the planting of shade trees.)
4) Are street trees located a minimum of 35 feet away from the point of curvature of an intersection? X yes ____ no
5) Are street trees located a minimum of 10 feet away from the point of curvature of a residential driveway? X yes ____ no
6) Are street trees located a minimum of 20 feet away from the point of curvature of a commercial driveway entrance? N/A yes ____ no
7) Are street trees located between the sidewalk and face of curb in a space no less than 5 feet wide? X yes ____ no
8) Are street trees located a minimum of 15 feet away from street light poles? X yes ____ no
9) Are street trees located a minimum of 10 feet away from water meters? X yes ____ no
10) Are street trees located a minimum of 10 feet away from storm drain inlets, hydrants, or manholes? X yes ____ no
11) Area of soil surface required: 42,150± square feet
    (Minimum 150 square feet for isolated trees and minimum 120 square feet for continuous landscape strips)
12) Area of soil surface provided: 44,400± square feet

Addendum to Landscape Schedule 4.10–1

Tabulation of Private Streets

Previous Road Name	Road Name	Frontage (LF)	Driveway (LF)	Net Frontage (LF)	Trees Required	Trees Provided
ROAD CC	CELESTINE DRIVE	1814	306	1508	43	43
ROAD EE	FELDSPAR LANE	968	336	632	18	19
ROAD FF	SANDSTONE LANE	968	408	560	16	16
	SLATE RIDGE LANE	1027	550	477	14	14
ROAD KK	COBBLESTONE DRIVE	611	100	511	15	15
ROAD LL	SHALE CREST COURT	551	160	391	12	12
ROAD MM	FOSSILSTONE DRIVE	4609	1380	3229	93	97
ROAD NN	GENTLE KNOLL COURT	1358	720	638	19	19
ROAD OO	TWILIGHT COURT	502	160	342	10	12
ROAD PP	COBALT HOLLOW LANE	556	160	396	12	15
ROAD QQ	BLUESTEM BRANCH LANE	544	160	384	11	16
ROAD RR	PEBBLE FORK LANE	925	320	605	18	20
			Totals	**9673**	**281**	**298**

*SEE LANDSCAPE PLAN SHEETS FOR LOCATIONS OF FRONTAGE USED TO CALCULATE EACH PRIVATE STREET

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE STATUS	REMARKS
EVERGREEN TREES							
CD	6	Cedrus deodara	Deodar Cedar	B & B	6`-8` HT.	NON-NATIVE	
IO	101	Ilex opaca	American Holly	B & B	6`-8` HT.	NATIVE	
JV	137	Juniperus virginiana	Eastern Red Cedar	B & B	6`-8` HT.	NATIVE	
JN	40	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Redcedar	B & B	6`-8` HT.	NATIVE	
POM	15	Picea omorika	Serbian Spruce	B & B	6`-8` HT.	NON-NATIVE	
PS	138	Pinus strobus	White Pine	B & B	6`-8` HT.	NATIVE	
PT	10	Pinus taeda	Loblolly Pine	B & B	6`-8` HT.	NATIVE	
TO	115	Thuja occidentalis	American Arborvitae	B & B	6`-8` HT.	NON-NATIVE	
TOE	91	Thuja occidentalis `Emerald`	Emerald Arborvitae	B & B	6`-8` HT.	NON-NATIVE	
	653	SUBTOTAL:					
ORNAMENTAL TREES							
AA	72	Amelanchier arborea	Downy Serviceberry	B & B	1-1/2" - 2" Cal	NATIVE	
AM	86	Amelanchier canadensis	Canadian Serviceberry Multi-trunk	B & B	1-1/2" - 2" Cal	NATIVE	
AG	57	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B & B	1-1/2" - 2" Cal	NATIVE	
CC	87	Cercis canadensis	Eastern Redbud	B & B	1-1/2" - 2" Cal	NATIVE	MATCHED, MULTI-TRUNK
CCT	54	Cercis canadensis `Tennessee Pink`	Tennessee Pink Redbud	B & B	1-1/2" - 2" Cal	NATIVE	
CV	78	Chionanthus virginicus	White Fringetree	B & B	1-1/2" - 2" Cal	NATIVE	
CAL	40	Cornus alternifolia	Pagoda Dogwood	B & B	1-1/2" - 2" Cal	NATIVE	
CF	99	Cornus florida	Eastern Dogwood	B & B	1-1/2" - 2" Cal	NATIVE	
CR	68	Cornus florida 'Rubra'	Red Flowering Dogwood	B & B	1-1/2" - 2" Cal	NATIVE	
LM	19	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle Multi-Trunk	B&B	1-1/2" - 2" Cal	NON-NATIVE	Multi-Trunk
LN	24	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	B&B	1-1/2" - 2" Cal	NON-NATIVE	Multi-Tunk
ML	5	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	B&B	1-1/2" - 2" Cal	NATIVE	
MM2	90	Magnolia stellata	Star Magnolia Multi-Trunk	B & B	1-1/2" - 2" Cal	NON-NATIVE	
MH	94	Magnolia virginiana 'Henry Hicks'	Henry Hicks Sweetbay Magnolia	B & B	1-1/2" - 2" Cal	NATIVE	
MLL	29	Magnolia x loebneri `Leonard Messel`	Leonard Messel Magnolia	B & B	1-1/2" - 2" Cal	NON-NATIVE	
MM	52	Magnolia x soulangeana	Saucer Magnolia Multi-Trunk	B & B	1-1/2" - 2" Cal	NON-NATIVE	Multi-stem
MSA	43	Malus sargentii	Sargent Crabapple	B & B	1-1/2" - 2" Cal	NON-NATIVE	
MXR	27	Malus x `Royal Raindrops`	Royal Raindrops Crabapple	B & B	1-1/2" - 2" Cal	NON-NATIVE	
OV	35	Ostrya virginiana	American Hophornbeam	B & B	1-1/2" - 2" Cal	NATIVE	
PR	20	Prunus x 'Kanzan'	Kanzan Flowering Cherry	B&B	1-1/2" - 2" Cal	NON-NATIVE	
PXO	162	Prunus x okame	Okame Cherry	B & B	1-1/2" - 2" Cal	NON-NATIVE	
PY	14	Prunus x yedoensis	Yoshino Cherry	B&B	1-1/2" - 2" Cal	NON-NATIVE	
	1,255	SUBTOTAL:					
SHADE TREES							
ARF	145	Acer rubrum `Franksred`	Red Sunset Maple	B & B	2.5"-3" Cal	NATIVE	
ASG	43	Acer saccharum `Green Mountain`	Green Mountain Sugar maple	B & B	2.5"-3" Cal	NATIVE	
ASL	42	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2.5"-3" Cal	NATIVE	
BND	121	Betula nigra `Duraheat`	Duraheat River Birch	B & B	2.5"-3" Cal	NATIVE	
CO	78	Celtis occidentalis	Common Hackberry	B & B	2.5"-3" Cal	NATIVE	
FG	20	Fagus grandifolia	American Beech	B & B	2.5"-3" Cal	NATIVE	
GTS	133	Gleditsia triacanthos `Shademaster`	Shademaster Honeylocust	B & B	2.5"-3" Cal	NATIVE	
KP	117	Koelreuteria paniculata	Golden Rain Tree	B & B	2.5"-3" Cal	NON-NATIVE	
LS	149	Liquidambar styraciflua	American Sweet Gum	B & B	2.5"-3" Cal	NATIVE	
LT	55	Liriodendron tulipifera	Tulip Tree	B & B	2.5"-3" Cal	NATIVE	
NS	29	Nyssa sylvatica	Black Gum	B & B	2.5"-3" Cal	NATIVE	
PO	102	Platanus occidentalis	American Sycamore	B & B	2.5"-3" Cal	NATIVE	
QA	29	Quercus alba	White Oak	B & B	2.5"-3" Cal	NATIVE	
QC	29	Quercus coccinea	Scarlet Oak	B & B	2.5"-3" Cal	NATIVE	
QPA	180	Quercus palustris	Pin Oak	B & B	2.5"-3" Cal	NATIVE	
QR	136	Quercus rubra	Red Oak	B & B	2.5"-3" Cal	NATIVE	
TAR	107	Tilia americana `Redmond`	Redmond American Linden	B & B	2.5"-3" Cal	NATIVE	
	1,515	SUBTOTAL:					
PUBLIC STREET TREES							
ARO	20	Acer rubrum `October Glory`	October Glory Red Maple	B & B	2.5"-3" Cal	NATIVE	12'-14' and 6' min. branch height
GT	49	Gleditsia triacanthos `Shademaster`	Shademaster Honeylocust	B & B	2.5"-3" Cal	NATIVE	12'-14' and 6' min. branch height
QPH	108	Quercus phellos	Willow Oak	B & B	2.5"-3" Cal	NATIVE	
QPH	69	Quercus phellos	Willow Oak	B & B	2.5"-3" Cal	NATIVE	12'-14' and 6' min. branch height
TC	39	Tilia cordata	Littleleaf Linden	B & B	2.5"-3" Cal	NATIVE	12'-14' and 6' min. branch height
	285	SUBTOTAL:					

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	NATIVE STATUS	REMARKS
SHRUBS							
CO2	21	Cephalanthus occidentalis	Buttonbush	#3	AS SHOWN	NATIVE	
CA2	47	Clethra alnifolia	Summersweet	#3	AS SHOWN	NATIVE	
CC2	40	Clethra alnifolia 'Compacta'	Compact Summersweet	#3	AS SHOWN	NATIVE	
CG	131	Cornus racemosa	Gray Dogwood	#3	AS SHOWN	NATIVE	
HV	26	Hamamelis virginiana	Common Witch Hazel	#3	AS SHOWN	NATIVE	
IG	68	Ilex glabra	Inkberry Holly	#3	AS SHOWN	NATIVE	
IV	6	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	#3	AS SHOWN	NATIVE	Male cultivar
IR	24	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	#3	AS SHOWN	NATIVE	Female cultivar
IV2	7	Itea virginica	Virginia Sweetspire	#3	AS SHOWN	NATIVE	
MC2	14	Morella cerifera	Wax Myrtle	#3	AS SHOWN	NATIVE	
VA	57	Viburnum dentatum	Viburnum	#3	AS SHOWN	NATIVE	
	441	SUBTOTAL:					

Section 4.6–1 Exhibit

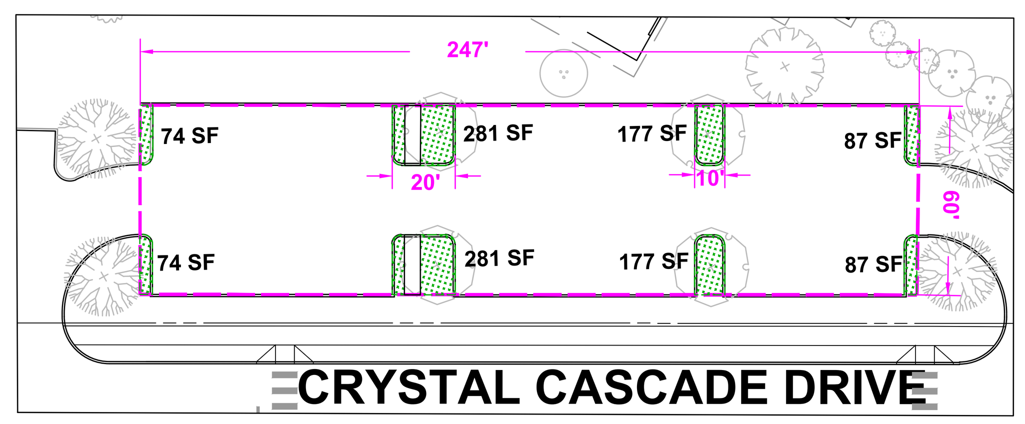
SECTION 4.6 - 1 SCHEDULE

Key	Block	Lot / Parcel	Prev. Name	Public Street Adjacent to Rear Yard	Road Classification	Street Frontage of Rear Yard Excluding Driveways	Min. Width of Required Buffer	Min. Width of Provided Buffer	Percentage of Req. Buffer with Ex. Trees	Invasive Species in the Buffer?	6' Fence or Wall Provided? (Y/N)	Number Required: Shade Trees	Number Required: Orna. / Evgrn. Trees	Number Required: Shrubs	Number Provided: Shade Trees	Number Provided: Orna. / Evgrn. Trees	Number Provided: Shrubs	AC Req. (Y/N)
A-1	A	1		Floral Park Road	Primary or Lower	31	20	20	0	N	N	1	3	4	1	3	7	N
A-2	A	10	Road MM	Fossilstone Drive	Primary or Lower	31	20	20	0	N	N	1	3	4	1	3	7	N
A-3	A	15	Road MM	Fossilstone Drive	Primary or Lower	30	20	20	0	N	N	1	3	4	1	3	4	N
A-4	A	22	Road RR	Pebble Fork Lane	Primary or Lower	32	20	20	0	N	N	1	3	4	1	3	5	N
B-1	B	1	Road KK	Cobbletone Drive	Primary or Lower	30	20	23	0	N	N	1	3	4	1	3	4	N
C-1	C	1		Floral Park Road	Primary or Lower	30	20	55	0	N	N	1	3	4	1	3	5	N
D-1	D	8	Road NN	Gentle Knoll Court	Primary or Lower	30	20	20	0	N	N	1	3	4	1	4	5	N
D-2	D	26	Road OO	Twilight Court	Primary or Lower	30	20	20	0	N	N	1	3	4	1	7	6	N
E-1	E	4	Road NN	Gentle Knoll Court	Primary or Lower	31	20	20	0	N	N	1	3	4	1	4	5	N
E-2	E	22	Road OO	Twilight Court	Primary or Lower	32	20	20	0	N	N	1	3	4	1	7	7	N
F-1	F	17	Road RR	Pebble Fork Lane	Primary or Lower	30	20	26	0	N	N	1	3	4	1	3	4	N
F-2	F	24	Road MM	Fossilstone Drive	Primary or Lower	32	20	25	0	N	N	1	3	4	1	3	4	N
H-1	H	1		Accokeek Road	Collector	36	35	52	0	N	N	2	5	8	2	7	9	N
H-2	H	15	Road BB	Sunstone Court	Primary or Lower	25	20	24	0	N	N	1	2	3	1	2	3	N
H-3	H	17	Road W	Coldspring Lane	Primary or Lower	25	20	22	0	N	N	1	2	3	1	2	3	N
I-1	I	35	Road W	Coldspring Lane	Primary or Lower	25	20	27	0	N	N	1	2	3	1	2	3	N
J-1	J	1		Accokeek Road	Collector	25	35	35	0	N	N	1	3	5	1	3	7	N
J-2	J	8		Whetstone Court	Primary or Lower	25	20	32	0	N	N	1	3	5	1	5	9	N
J-3	J	14		Accokeek Road	Collector	25	35	35	0	N	N	1	3	5	2	5	3	N
J-4	J	15		Accokeek Road	Collector	25	35	35	0	N	N	1	3	5	1	3	5	N
J-5	J	25	Road P	Whetstone Court	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
K-1	K	9	Road R	Granite Garden Court	Primary or Lower	25	20	21	0	N	N	1	2	3	1	3	8	N
K-2	K	12	Road P	Whetstone Court	Primary or Lower	25	20	21	0	N	N	1	2	3	1	3	8	N
K-3	K	25	Road N	Stonemason Drive	Primary or Lower	25	20	26	0	N	N	1	2	3	1	2	3	N
K-4	K	26	Road N	Stonemason Drive	Primary or Lower	25	20	26	0	N	N	1	2	3	1	2	3	N
K-5	K	32		Accokeek Road	Collector	135	35	35	0	N	N	6	17	27	6	17	30	N
L-1	L	1	Road N	Stonemason Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
L-2	L	12	Road P	Whetstone Court	Primary or Lower	25	20	27	0	N	N	1	2	3	1	3	4	N
L-3	L	24	Road N	Stonemason Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
M-1	M	4	Road S	Fallsbrook Road	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
N-1	N	1	Road S	Fallsbrook Road	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
N-2	N	4	Road T	Crystal Cascade Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
N-3	N	8	Road T	Crystal Cascade Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
N-4	N	11	Road S	Fallsbrook Road	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
O-1	O	1	Road S	Fallsbrook Road	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
O-2	O	4	Road T	Crystal Cascade Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
O-3	O	7	Road T	Crystal Cascade Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
O-4	O	11	Road XX	Bedrock Lane	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
P-1	P	1	Road S	Fallsbrook Road	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
P-2	P	9	Road T	Crystal Cascade Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
P-3	P	10	Road T	Crystal Cascade Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
Q-1	Q	1	Road T	Crystal Cascade Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
Q-2	Q	4	Road YY	Galewood Road	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
Q-3	Q	10	Road YY	Galewood Road	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
Q-4	Q	13	Road T	Crystal Cascade Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
R-1	R	14	Road YY	Galewood Road	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
R-2	R	20	Road YY	Galewood Road	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
S-1	S	6	Road II	Outcrop Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	2	3	N
S-2	S	29	Road II	Outcrop Drive	Primary or Lower	25	20	25	0	N	N	1	2	3	1	6	7	N
T-1	T	1	Road II	Outcrop Drive	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
T-2	T	10	Road JJ	Cedar Glen Lane	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
T-3	T	11	Road JJ	Cedar Glen Lane	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
U-1	U	1	Road II	Cedar Glen Lane	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
U-2	U	10	Road JJ	Cedar Glen Lane	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
U-3	U	11	Road JJ	Cedar Glen Lane	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
U-4	U	20	Road II	Outcrop Drive	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
V-1	V	1	Road CC	Celestine Drive	Primary or Lower	25	20	18	0	N	N	1	2	3	1	2	6	N
W-1	W	6	Road CC	Celestine Drive	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
W-2	W	16	Road T	Crystal Cascade Drive	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
W-3	W	18	Road GG	Slate Ridge Lane	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
W-4	W	33	Road CC	Celestine Drive	Primary or Lower	28	20	20	0	N	N	1	3	4	1	2	5	N
X-1	X	11	Road FF	Sandstone Lane	Primary or Lower	28	20	20	0	N	N	1	3	4	1	3	4	N
X-2	X	15	Road GG	Slate Ridge Lane	Primary or Lower	28	20	20	0	N	N	1	3	4	1	3	4	N
Y-1	Y	1	Road FF	Sandstone Lane	Primary or Lower	28	20	20	0	N	N	1	3	4	1	3	5	N
Y-2	Y	4	Road EE	Feldspar Lane	Primary or Lower	28	20	20	0	N	N	1	3	4	1	3	5	N
Y-3	Y	17	Road EE	Feldspar Lane	Primary or Lower	32	20	20	0	N	N	1	3	4	1	3	4	N
Y-4	Y	23	Road FF	Sandstone Lane	Primary or Lower	34	20	20	0	N	N	1	3	5	1	3	5	N
Z-1	Z	1	Road EE	Feldspar Lane	Primary or Lower	25	20	20	0	N	N	1	2	3	1	3	9	N
Z-2	Z	4	Road DD	Creekstone Lane	Primary or Lower	25	20	20	0	N	N	1	2	3	1	3	9	N
Z-3	Z	12	Road DD	Creekstone Lane	Primary or Lower	32	20	20	0	N	N	1	3	4	1	3	4	N
Z-4	Z	18	Road EE	Feldspar Lane	Primary or Lower	32	20	20	0	N	N	1	3	4	1	3	4	N
AA-1	AA	6	Road DD	Creekstone Lane	Primary or Lower	38	20	20	0	N	N	1	4	5	1	4	10	N
AA-2	AA	15	Road CC	Celestine Drive	Primary or Lower	19	20	20	0	N	N	1	2	3	1	3	9	N
BB-1	BB	8	Road T	Crystal Cascade Drive	Primary or Lower	25	20	20	0	N	N	1	2	3	1	2	3	N
											Totals:	80	193	283	81	218	350	

Landscape Schedule 4.3–2

Interior Planting for Parking Lots 7,000 SF or Larger

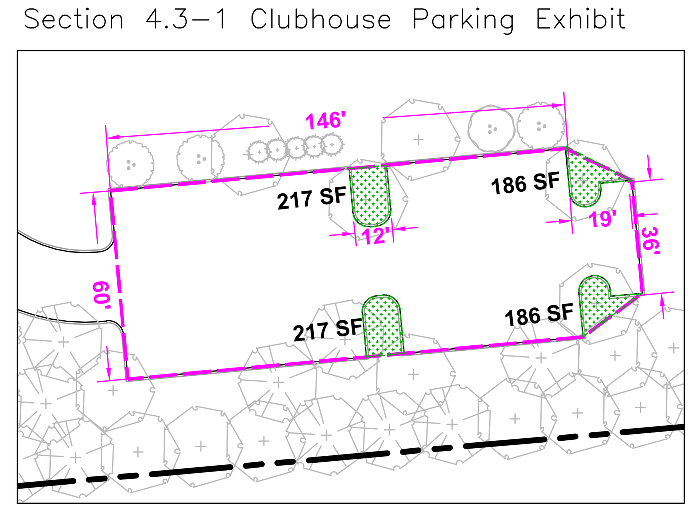
	TENNIS COURT PARKING	CLUBHOUSE PARKING
1) Parking Lot Area:	8,936 square feet	14,810 square feet
2) Interior landscaped area required:	8 % 714 square feet	8 % 1,185 square feet
3) Interior landscaped area provided:	8.4 % 749 square feet	8.2 % 1,225 square feet
4) Minimum number of shade trees required:		
(1 per 300 square feet of interior planting area provided) or	3 shade trees	4 shade trees
(1 per 200 square feet of interior planting area provided)	0 shade trees	0 shade trees
5) Number of shade trees provided:	4 shade trees	4 shade trees
6) Is a minimum number of 160 SF of contiguous pervious land area provided per shade tree?	X yes ____ no	X yes ____ no
7) Is there a planting island on average every 10 spaces?	X yes ____ no	X yes ____ no
8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?	X yes ____ no	X yes ____ no
9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?	X yes ____ no	X yes ____ no
10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?	X yes ____ no	X yes ____ no
11) For parking lots 50,000 square feet or larger:		
a) Is there a 9–foot–wide planting island perpendicular to parking for every 2 bays? or	____ yes N/A no	____ yes N/A no
b) Is the number of shade trees required increased? (1 per 200 SF of interior planting area provided)	____ yes N/A no	____ yes N/A no



TOTAL AREA OF PARKING LOT = 14,810 SF

INTERIOR PLANTING AREA:
REQUIRED = (14,810 * .08) = 1,185 SF
PROVIDED = 1,238 SF

Section 4.3–1 Clubhouse Parking Exhibit



KEY
INTERIOR PLANTING AREA
TOTAL AREA OF PARKING LOT

TOTAL AREA OF PARKING LOT = 9,660 SF

INTERIOR PLANTING AREA:
REQUIRED = (9,660 * .08) = 773 SF
PROVIDED = 806 SF

Section 4.3–1 Tennis Parking Exhibit

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR ____ BY____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
LANDSCAPE SCHEDULES

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026

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Landscape Schedule 4.6−2 (c)(1)(A)(iii)
Buffering Development from Special Roadways

1) Name of special roadway: ACCOKEEK ROAD
2) Type of special roadway: HISTORIC
3) General Plan designation: ___ Developed Tier; X Developing Tier; ___ Rural
4) Linear feet of street frontage, not including driveway entrances: 3,476 feet
5) Minimum width of required buffer: 20 feet
6) Minimum width of provided buffer: 20 feet
7) Percentage of required buffer occupied by existing trees: 35 % (1,242 LF)
8) Invasive species in the buffer area? ___ yes X no
9) Fence, wall or berm along inner edge of buffer? ___ yes X no
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
10) Total number of plant units required in buffer strip: 1,788 p.u.
11) Total number of plant units provided:
- shade trees 81 x 10 p.u.= 810 p.u.
- evergreen trees 116 x 5 p.u.= 580 p.u.
- ornamental trees 84 x 5 p.u.= 420 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 1,810 p.u.

Landscape Schedule 4.6−2 (c)(1)(A)(iii)
Buffering Development from Special Roadways

1) Name of special roadway: FLORAL PARK ROAD
2) Type of special roadway: SCENIC & HISTORIC
3) General Plan designation: ___ Developed Tier; X Developing Tier; ___ Rural
4) Linear feet of street frontage, not including driveway entrances: 939 feet
5) Minimum width of required buffer: 20 feet
6) Minimum width of provided buffer: 20 feet
7) Percentage of required buffer occupied by existing trees: 21 % (193 LF)
8) Invasive species in the buffer area? ___ yes X no
9) Fence, wall or berm along inner edge of buffer? ___ yes X no
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
10) Total number of plant units required in buffer strip: (80 PU PER 100 LF) 597 p.u.
11) Total number of plant units provided:
- shade trees 26 x 10 p.u.= 260 p.u.
- evergreen trees 42 x 5 p.u.= 210 p.u.
- ornamental trees 26 x 5 p.u.= 130 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 600 p.u.

Landscape Schedule 4.6−1 (c)(1)
Buffering Residential Development from Streets

1) Name of street adjacent to rear yard: SOUTH HILL ROAD
2) Type of street adjacent to rear yard: PRIMARY
3) Linear feet of street frontage, not including driveway entrances: 589 feet
4) Minimum width of required buffer: 20 feet
5) Minimum width of provided buffer: 20 feet
6) Percentage of required buffer occupied by existing trees: 0 %
7) Invasive species in the buffer area? ___ yes X no
8) Six (6) foot high fence or wall included in bufferyard? ___ yes X no
9) Number of plants required: 12 shade trees; 48 evergreen trees; 72 shrubs
10) Total number of plants provided: 12 shade trees; 48 evergreen trees; 72 shrubs

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD A

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: BALL COURT
3) Impact of proposed development: M
4) Use of adjoining development: ONE FAMILY DETACHED
5) Impact of adjoining development: ONE FAMILY DETACHED
6) Minimum required bufferyard (A, B, C, D or E): ___ A ___ B X C ___ D ___ E
7) Minimum required building setback: 40 feet
8) Building setback provided: 40 feet
9) Minimum required width of landscape yard: 30 feet
10) Width of landscape yard provided: 30 feet
11) Linear feet of buffer strip required along property line: 528 LF
12) Percentage of required bufferyard occupied by existing trees: 28 % (148 LF)
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): ___40 ___80 X 120 ___160 ___180
15) Total number of plant units required in buffer strip: 457 p.u.
16) Total number of plant units provided:
- shade trees 44 x 10 p.u.= 440 p.u.
- evergreen trees 0 x 5 p.u.= 0 p.u.
- ornamental trees 4 x 5 p.u.= 20 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 460 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD E

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: TOWNHOUSE
3) Impact of proposed development: TOWNHOUSE
4) Use of adjoining development: ONE FAMILY DETACHED
5) Impact of adjoining development: ONE FAMILY DETACHED
6) Minimum required bufferyard (A, B, C, D or E): X A ___ B ___ C ___ D ___ E
7) Minimum required building setback: 20 feet
8) Building setback provided: 20 feet
9) Minimum required width of landscape yard: 10 feet
10) Width of landscape yard provided: 10 feet
11) Linear feet of buffer strip required along property line: 1,088 LF
12) Percentage of required bufferyard occupied by existing trees: 43 % (470 LF)
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): X 40 ___80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 248 p.u.
16) Total number of plant units provided:
- shade trees 13 x 10 p.u.= 130 p.u.
- evergreen trees 19 x 5 p.u.= 95 p.u.
- ornamental trees 6 x 5 p.u.= 30 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 255 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD I

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: ONE FAMILY DETACHED
3) Impact of proposed development: ONE FAMILY DETACHED
4) Use of adjoining development: ONE FAMILY DETACHED
5) Impact of adjoining development: ONE FAMILY DETACHED
6) Minimum required bufferyard (A, B, C, D or E): NONE ___ A ___ B ___ C ___ D ___ E
7) Minimum required building setback: N/A feet
8) Building setback provided: N/A feet
9) Minimum required width of landscape yard: N/A feet
10) Width of landscape yard provided: N/A feet
11) Linear feet of buffer strip required along property line: N/A LF
12) Percentage of required bufferyard occupied by existing trees: N/A %
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): N/A ___40 ___80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 0 p.u.
16) Total number of plant units provided:
- shade trees 0 x 10 p.u.= 0 p.u.
- evergreen trees 0 x 5 p.u.= 0 p.u.
- ornamental trees 0 x 5 p.u.= 0 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 0 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD B

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: TOWNHOUSE
3) Impact of proposed development: TOWNHOUSE
4) Use of adjoining development: VACANT
5) Impact of adjoining development: RESIDENTIAL
6) Minimum required bufferyard (A, B, C, D or E): NONE ___ A ___ B ___ C ___ D ___ E
7) Minimum required building setback: N/A feet
8) Building setback provided: N/A feet
9) Minimum required width of landscape yard: N/A feet
10) Width of landscape yard provided: N/A feet
11) Linear feet of buffer strip required along property line: 103 LF
12) Percentage of required bufferyard occupied by existing trees: XXX N/A %
13) Is a six (6) foot high fence or wall included in bufferyard? N/A
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): N/A ___40 ___80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 0 p.u.
16) Total number of plant units provided:
- shade trees 0 x 10 p.u.= 0 p.u.
- evergreen trees 0 x 5 p.u.= 0 p.u.
- ornamental trees 0 x 5 p.u.= 0 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 0 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD F

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: TOWNHOUSE
3) Impact of proposed development: TOWNHOUSE
4) Use of adjoining development: ONE FAMILY DETACHED
5) Impact of adjoining development: ONE FAMILY DETACHED
6) Minimum required bufferyard (A, B, C, D or E): X A ___ B ___ C ___ D ___ E
7) Minimum required building setback: 20 feet
8) Building setback provided: 20 feet
9) Minimum required width of landscape yard: 10 feet
10) Width of landscape yard provided: 10 feet
11) Linear feet of buffer strip required along property line: 760 LF
12) Percentage of required bufferyard occupied by existing trees: 39 % (307 LF)
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): X 40 ___80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 186 p.u.
16) Total number of plant units provided:
- shade trees 8 x 10 p.u.= 80 p.u.
- evergreen trees 22 x 5 p.u.= 110 p.u.
- ornamental trees 0 x 5 p.u.= 0 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 190 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD J

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: ONE FAMILY DETACHED
3) Impact of proposed development: ONE FAMILY DETACHED
4) Use of adjoining development: RESIDENTIAL
5) Impact of adjoining development: VACANT
6) Minimum required bufferyard (A, B, C, D or E): NONE ___ A ___ B ___ C ___ D ___ E
7) Minimum required building setback: N/A feet
8) Building setback provided: N/A feet
9) Minimum required width of landscape yard: N/A feet
10) Width of landscape yard provided: N/A feet
11) Linear feet of buffer strip required along property line: 3,051 LF
12) Percentage of required bufferyard occupied by existing trees: N/A %
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): N/A ___40 ___80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 0 p.u.
16) Total number of plant units provided:
- shade trees 0 x 10 p.u.= 0 p.u.
- evergreen trees 0 x 5 p.u.= 0 p.u.
- ornamental trees 0 x 5 p.u.= 0 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 0 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD C

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: TOWNHOUSE
3) Impact of proposed development: TOWNHOUSE
4) Use of adjoining development: PUBLIC UTILITY W/OVERHEAD LINES
5) Impact of adjoining development: L
6) Minimum required bufferyard (A, B, C, D or E): ___ A X B ___ C ___ D ___ E
7) Minimum required building setback: 30 feet
8) Building setback provided: 30 feet
9) Minimum required width of landscape yard: 20 feet
10) Width of landscape yard provided: 20 feet
11) Linear feet of buffer strip required along property line: 1,911 LF
12) Percentage of required bufferyard occupied by existing trees: (1,203+189=1592LF) 83 %
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): ___40 X 80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 260 p.u.
16) Total number of plant units provided:
- shade trees 21 x 10 p.u.= 210 p.u.
- evergreen trees 0 x 5 p.u.= 0 p.u.
- ornamental trees 10 x 5 p.u.= 50 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 260 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD G

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: TOWNHOUSE
3) Impact of proposed development: TOWNHOUSE
4) Use of adjoining development: ONE FAMILY DETACHED
5) Impact of adjoining development: ONE FAMILY DETACHED
6) Minimum required bufferyard (A, B, C, D or E): X A ___ B ___ C ___ D ___ E
7) Minimum required building setback: 20 feet
8) Building setback provided: 20 feet
9) Minimum required width of landscape yard: 10 feet
10) Width of landscape yard provided: 10 feet
11) Linear feet of buffer strip required along property line: 1,024 LF
12) Percentage of required bufferyard occupied by existing trees: 80* % (823 LF)
13) Is a six (6) foot high fence or wall included in bufferyard? YES
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): X 40 ___80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 41 p.u.
16) Total number of plant units provided:
- shade trees 3 x 10 p.u.= 30 p.u.
- evergreen trees 12 x 5 p.u.= 60 p.u.
- ornamental trees 0 x 5 p.u.= 0 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 90 p.u.

*NOTE: PRESERVATION, REFORESTATION AND 6' PRIVACY FENCE INCLUDED IN BUFFERYARD

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD K

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: ONE FAMILY DETACHED
3) Impact of proposed development: ONE FAMILY DETACHED
4) Use of adjoining development: ONE FAMILY DETACHED
5) Impact of adjoining development: ONE FAMILY DETACHED
6) Minimum required bufferyard (A, B, C, D or E): NONE ___ A ___ B ___ C ___ D ___ E
7) Minimum required building setback: N/A feet
8) Building setback provided: N/A feet
9) Minimum required width of landscape yard: N/A feet
10) Width of landscape yard provided: N/A feet
11) Linear feet of buffer strip required along property line: N/A LF
12) Percentage of required bufferyard occupied by existing trees: N/A %
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): N/A ___40 ___80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 0 p.u.
16) Total number of plant units provided:
- shade trees 0 x 10 p.u.= 0 p.u.
- evergreen trees 0 x 5 p.u.= 0 p.u.
- ornamental trees 0 x 5 p.u.= 0 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 0 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD D

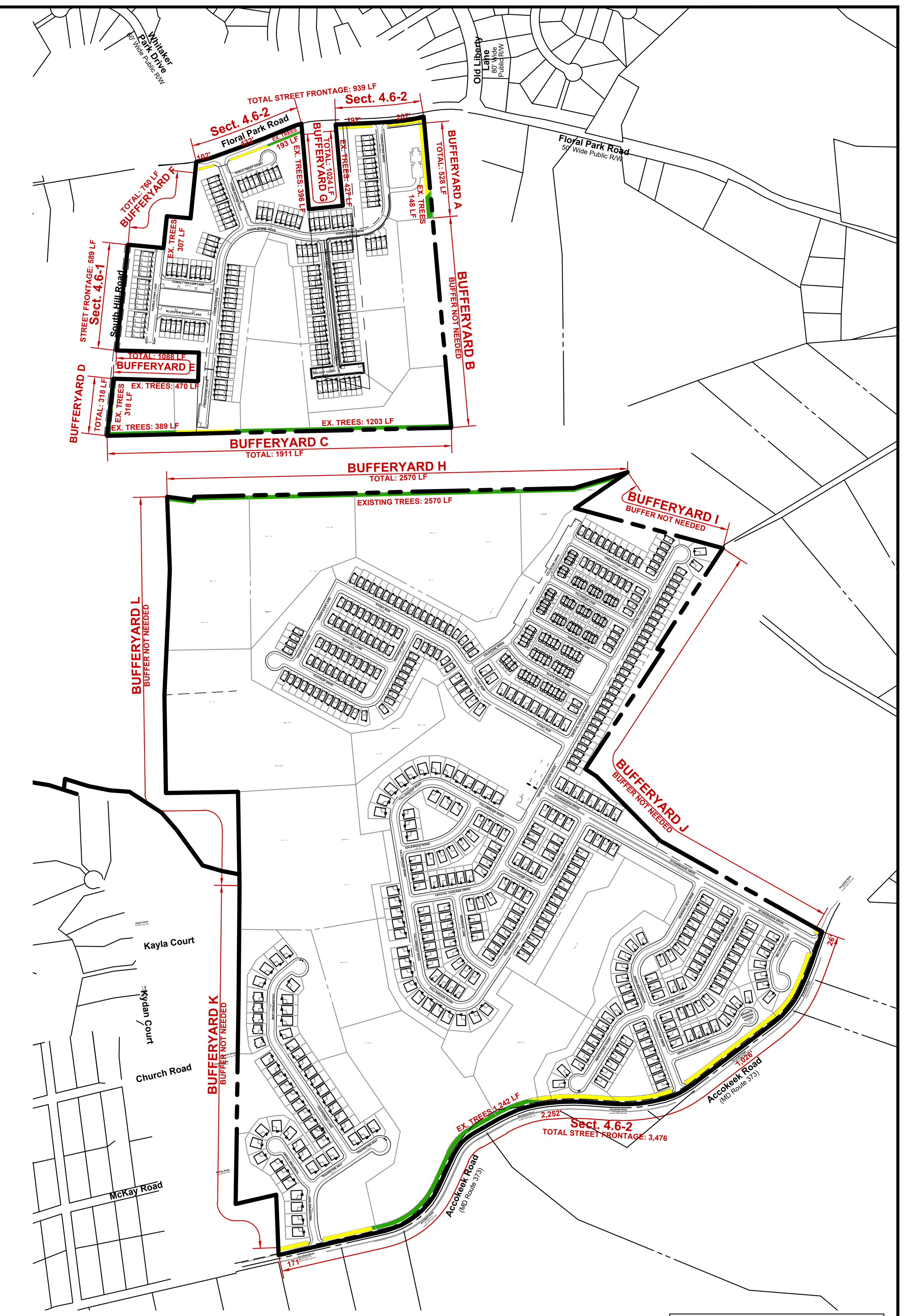
1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: TOWNHOUSE
3) Impact of proposed development: TOWNHOUSE
4) Use of adjoining development: ONE FAMILY DETACHED
5) Impact of adjoining development: ONE FAMILY DETACHED
6) Minimum required bufferyard (A, B, C, D or E): X A ___ B ___ C ___ D ___ E
7) Minimum required building setback: 20 feet
8) Building setback provided: 20 feet
9) Minimum required width of landscape yard: 10 feet
10) Width of landscape yard provided: 10 feet
11) Linear feet of buffer strip required along property line: 318 LF
12) Percentage of required bufferyard occupied by existing trees: 100 %
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): X 40 ___80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 0 p.u.
16) Total number of plant units provided:
- shade trees 0 x 10 p.u.= 0 p.u.
- evergreen trees 0 x 5 p.u.= 0 p.u.
- ornamental trees 0 x 5 p.u.= 0 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 0 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD H

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: ONE FAMILY DETACHED
3) Impact of proposed development: ONE FAMILY DETACHED
4) Use of adjoining development: PUBLIC UTILITY W/OVERHEAD LINES
5) Impact of adjoining development: MNCPPC LAND PRESERVATION
6) Minimum required bufferyard (A, B, C, D or E): ___ A X B ___ C ___ D ___ E
7) Minimum required building setback: 30 feet
8) Building setback provided: 30 feet
9) Minimum required width of landscape yard: 20 feet
10) Width of landscape yard provided: 20−50 feet
11) Linear feet of buffer strip required along property line: 2,570 LF
12) Percentage of required bufferyard occupied by existing trees: 100 %
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): ___40 X 80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 0 p.u.
16) Total number of plant units provided:
- shade trees 0 x 10 p.u.= 0 p.u.
- evergreen trees 0 x 5 p.u.= 0 p.u.
- ornamental trees 0 x 5 p.u.= 0 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 0 p.u.

Landscape Schedule 4.7−1
Buffering Incompatible Uses Requirements
BUFFERYARD L

1) General Plan Tier (2002) designation: ___ Developed Tier, Corridor Node or Center; X Developing or Rural Tier
2) Use of proposed development: ONE FAMILY DETACHED
3) Impact of proposed development: ONE FAMILY DETACHED
4) Use of adjoining development: RESIDENTIAL
5) Impact of adjoining development: VACANT
6) Minimum required bufferyard (A, B, C, D or E): NONE ___ A ___ B ___ C ___ D ___ E
7) Minimum required building setback: N/A feet
8) Building setback provided: N/A feet
9) Minimum required width of landscape yard: N/A feet
10) Width of landscape yard provided: N/A feet
11) Linear feet of buffer strip required along property line: N/A LF
12) Percentage of required bufferyard occupied by existing trees: N/A %
13) Is a six (6) foot high fence or wall included in bufferyard? NO
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall os provided.)
14) Number of plant units required per 100 linear feet (net): N/A ___40 ___80 ___120 ___160 ___180
15) Total number of plant units required in buffer strip: 0 p.u.
16) Total number of plant units provided:
- shade trees 0 x 10 p.u.= 0 p.u.
- evergreen trees 0 x 5 p.u.= 0 p.u.
- ornamental trees 0 x 5 p.u.= 0 p.u.
- shrubs 0 x 1 p.u.= 0 p.u.
- Total 0 p.u.



BUFFERYARD EXHIBIT

KEY
- AREA OCCUPIED BY EXISTING TREES
- PROVIDED BUFFERYARD PLANTINGS

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND CHRISTINE E. GILLETTE LANDSCAPE ARCHITECT 3686
5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe
RELEASE FOR ____ BY ____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
LANDSCAPE SCHEDULES

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026

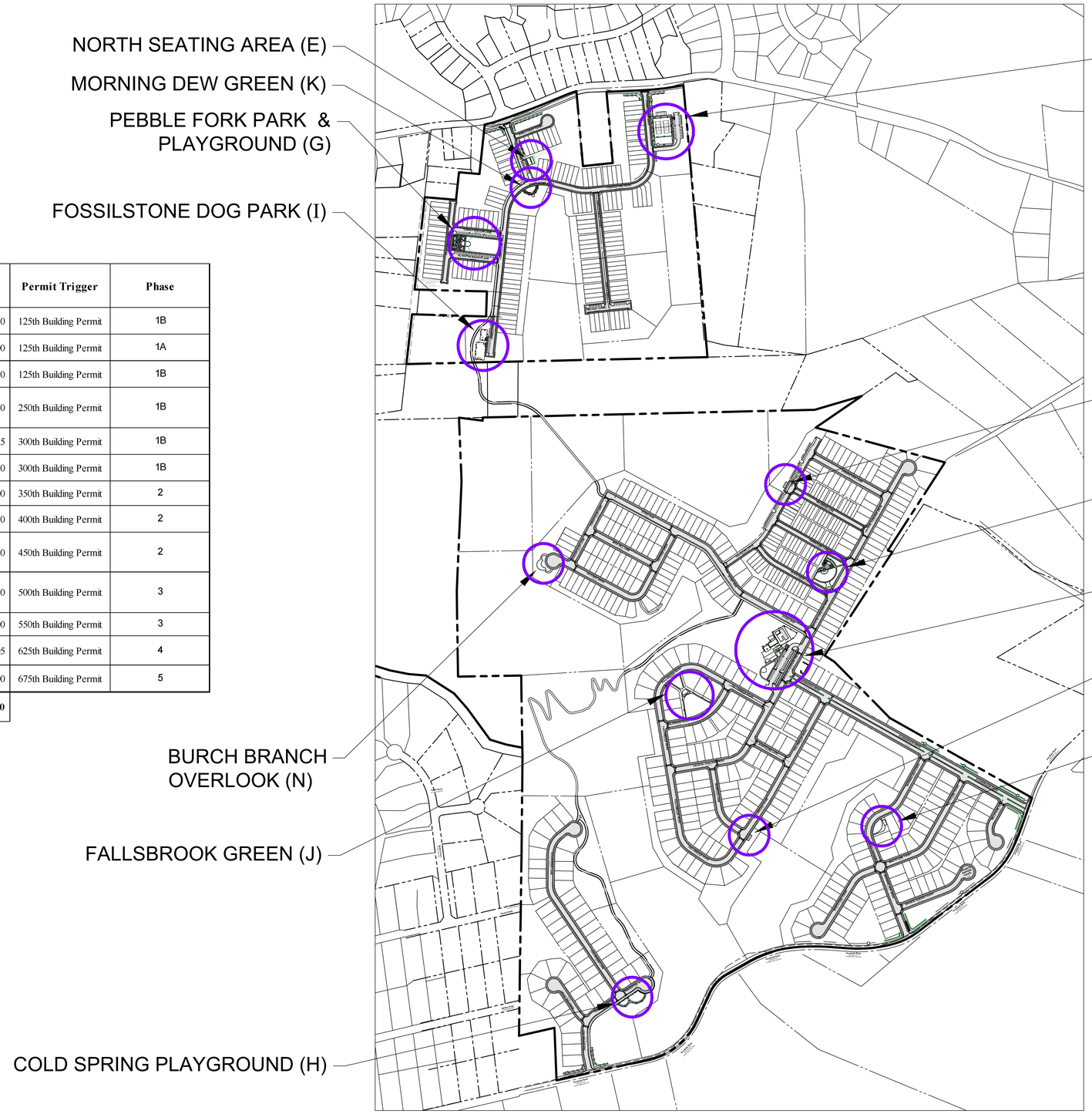
RECREATIONAL FACILITIES TO BE PROVIDED IN SUBDIVISIONS
(POPULATION UP TO 1,000)
FEBRUARY 2026

PROJECT NAME: Saddle Ridge

PROJECT NO.: SDP-2025-0015

703	X	2.68	=	1884.04	
Number of Units in Project		Population/D.U. BY Planning Area[1] 85A		Total Project Population	
1884.04	÷	500	=	3.76808	
Total Project Population				Multiplier	
3.76808	X	$591,080.00	=	$2,227,237	
Multiplier		Standard Value of Facilities for Population of 500		Value of Facilities to be provided	

Rec Sheet	Recreational Facility Description	Conceptual Value of Facility	Permit Trigger	Phase
K	**Morning Dew Green** Bench, Trash Bins, Pet Waste Receptacle, Landscape Elements, Ornamental Fencing	$ 9,330	125th Building Permit	1B
D	**South Neighborhood Green** - Picnic Tables, Trash Bins, Pet Waste Receptacle, Landscape Elements	$ 6,000	125th Building Permit	1A
E	**North Seating Area** - Picnic Tables, Trash Bins, Pet Waste Receptacle, Landscape Elements	$ 8,350	125th Building Permit	1B
G	**Pebble Fork Park & Playground**- Play Structures and Equipment, Square Shelter, Picnic tables, Trash Bins, Grills, Landscape Elements, Mulch Surfacing, Metal Fencing	$ 175,780	250th Building Permit	1B
C	**Community Gardens & Courts** - Cantilever Shelter, Grills, Picnic Tables and benches, Trash Bins, Raised Garden Beds, Landscape Elements	$ 167,725	300th Building Permit	1B
I	**Fossilstone Dog Park**- Pet Agility Equipment, Picnic tables and benches, Pet Fountain, Trash Bins, Pet Waste Receptacles, Metal Fencing, Landscape Elements	$ 43,320	300th Building Permit	1B
L	**Overlook 'A' -** Decking, Picnic Tables, Waste Receptacle	$ 36,000	350th Building Permit	2
J	**Fallsbrook Green** - Picnic Tables and Umbrellas, Benches, Trash Bins, Pet Waste Receptacle, Landscape Elements	$ 18,650	400th Building Permit	2
A, B	**Community Clubhouse** - Clubhouse Building, Pool, Lounge Areas and Seating, Picnic and Dining tables, Fire Tables, Adirondacks, Pool loungers, Pool Umbrellas, Grill Islands, Fencing, Landscape Elements	$ 2,351,980	450th Building Permit	2
F	**Cedar Glen Park & Playground**- Play Structures and Equipment, Square Shelter, Picnic tables and Umbrellas, Trash Bins, Bike Racks, Landscape Elements, Mulch Surfacing	$ 216,850	500th Building Permit	3
M	**Overlook 'B' -** Decking, Picnic Tables, Waste Receptacle	$ 36,000	550th Building Permit	3
H	**Cold Spring Playground**- Play Structures and Equipment, Picnic tables, Benches, Trash Bins, Landscape Elements, Mulch Surfacing, Metal Fencing	$ 179,605	625th Building Permit	4
N	**Burch Branch Overlook** - Grills, Picnic Tables, Waste Receptacle	$ 9,000	675th Building Permit	5
	Total Value of Recreation Facilities	**$ 3,258,590**		



PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND — CHARLES E. ROGERS — 3686 — LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
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Phone: 980-346-6748
Contact: Barry Diuzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
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RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY DATE

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION PLAN

SCALE: 1" = 300'
JOB No.
DATE: MAY 2026
SHEET No. 33 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\04 Recreation Details.dwg
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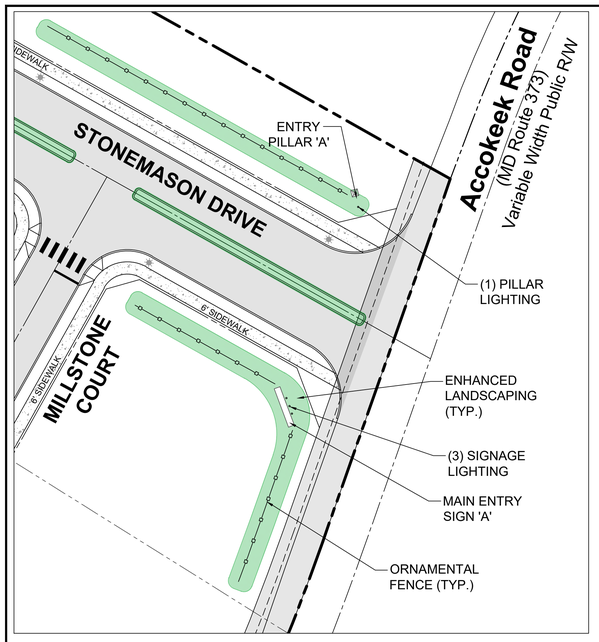
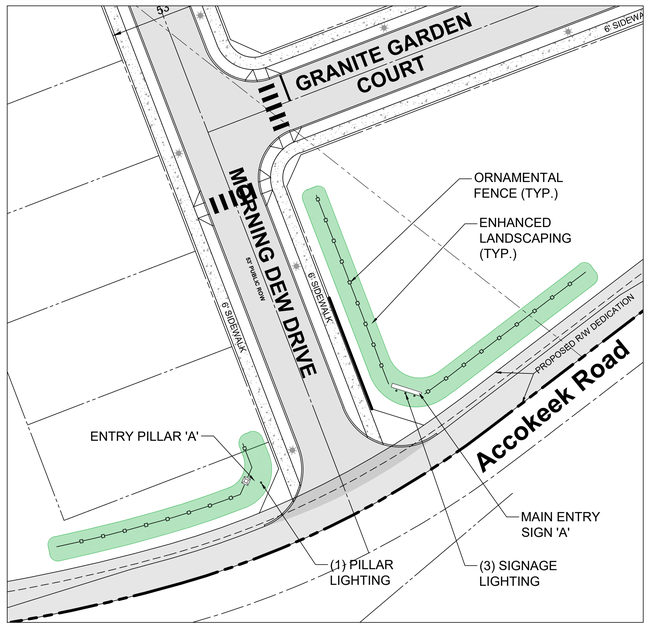
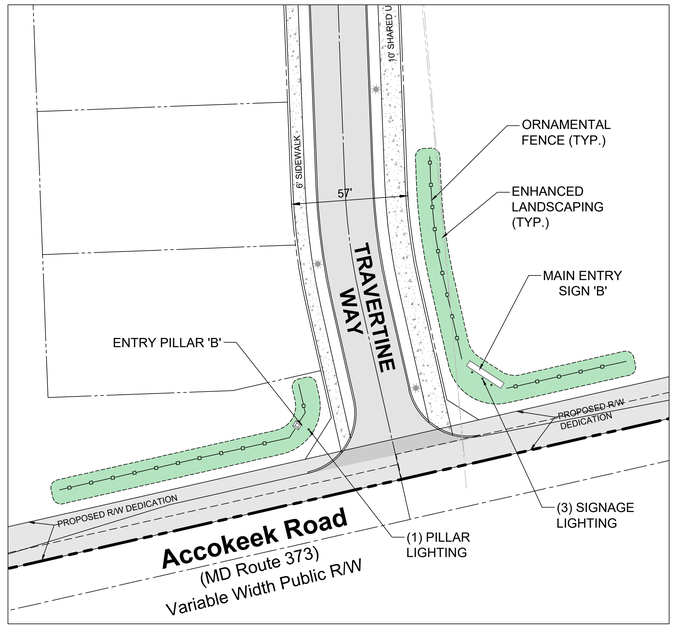


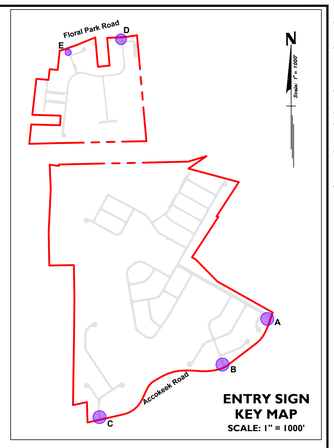
A MAIN ENTRY - ACCOKEEK RD & STONEMASON DRIVE
Scale: N.T.S.



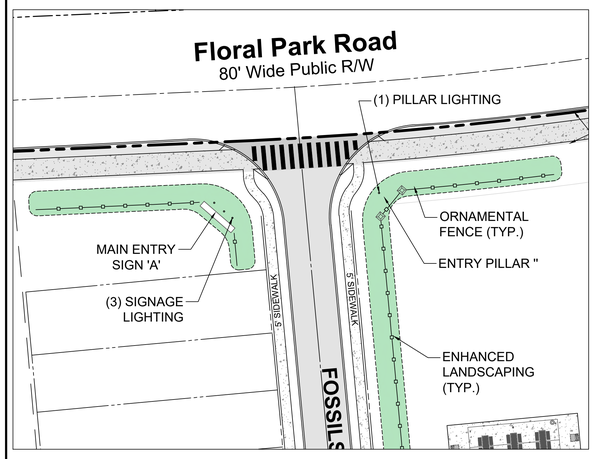
B MAIN ENTRY - ACCOKEEK RD & ROAD Q
Scale: N.T.S.



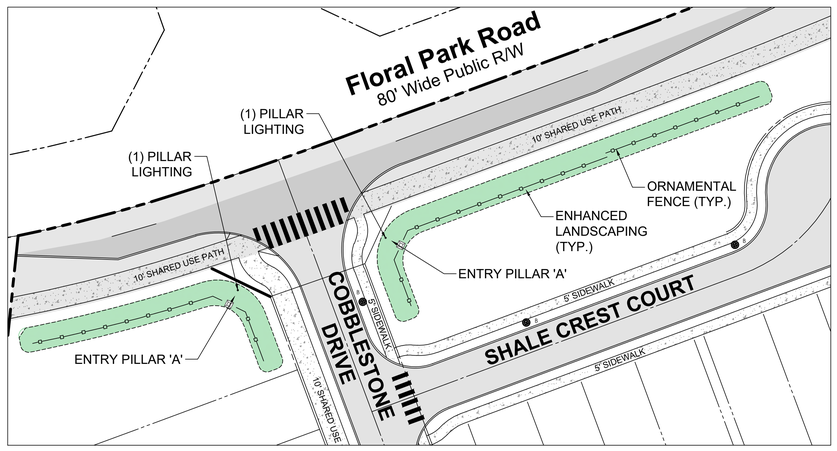
C MAIN ENTRY - ACCOKEEK ROAD & TRAVERTINE WAY
Scale: N.T.S.



PRELIMINARY NOT FOR CONSTRUCTION



D MAIN ENTRY - FLORAL PARK ROAD & FOSSILSTONE DRIVE
Scale: N.T.S.



E SECONDARY ENTRY - FLORAL PARK ROAD & COBBLESTONE DRIVE
Scale: N.T.S.

1 ENHANCED LANDSCAPING
Scale: N.T.S.

BLUESTONE NATURAL VENEER

LIMESTONE CAP

2 SIGN MATERIALS
Scale: N.T.S.

ASPEN LED
12V/120V LED

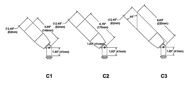
Specifications
Weight: 1.6 lbs

W	5.85" (149mm) w/C1
	6.79" (172mm) w/C2
	8.65" (220mm) w/C3

HIGHLIGHTS
- Accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents
- Suitable for wet locations
- Integral driver for 120V
- Dimmable using standard Triac dimmer for 120V and dimmable using standard MLV dimmer and magnetic transformer for 12V
- Tapered-sure lock
- Available in 80CRI and 90CRI
- 1,100lm

5 YEARS warranty
66 IP RATED
LICETON
Buy American

DIMENSIONS



LUMEN PACKAGES

	1500/	2500/	2040/	3000/	3500/	4000/	4500/	5000/	5100/
Delivered Lumens	685	623	659	642	676	656	636	639	641
Watts	11	11	11	11	11	11	11	11	11
LPW	62	57	60	58	61	60	58	58	58
Peak Candela	5,056	2,725	2,827	1830	1569	1212	992	742	666

Note: Information based on 4000K @ P1, 80CRI, 120 Volt with C1 cap and FLC lens

3 SIGN LIGHTING
Scale: N.T.S.

N
Scale: 1" = 300'
NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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STATE OF MARYLAND
CHRISTOPHER S. RODGERS
3686
LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

SIGNAGE - LOCATIONS & MATERIALS

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 34 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\24 Reception Detail.dwg
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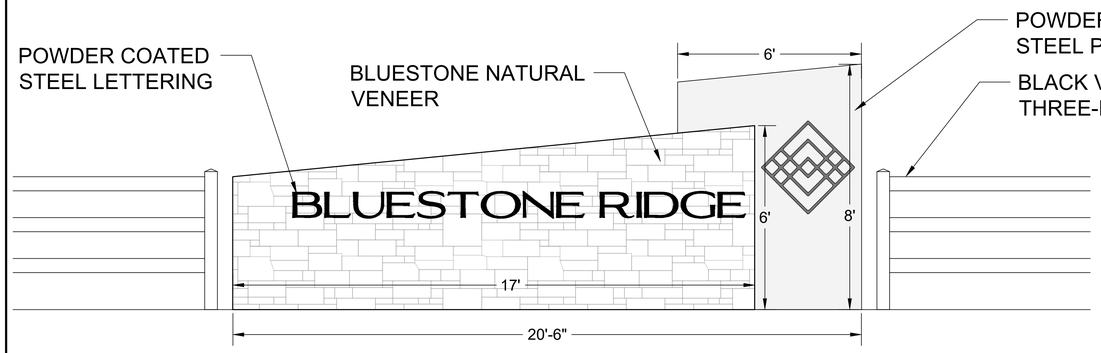
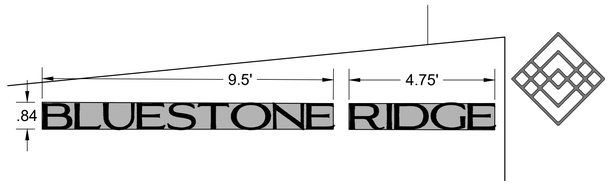


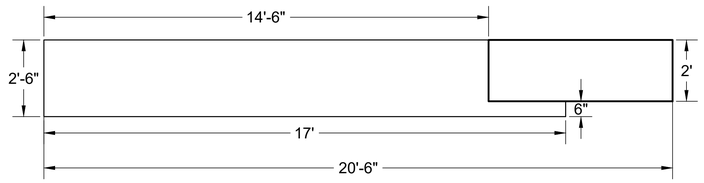
1 FRONT ELEVATION - MAIN ENTRY SIGN 'A'
Scale: 6"=1'



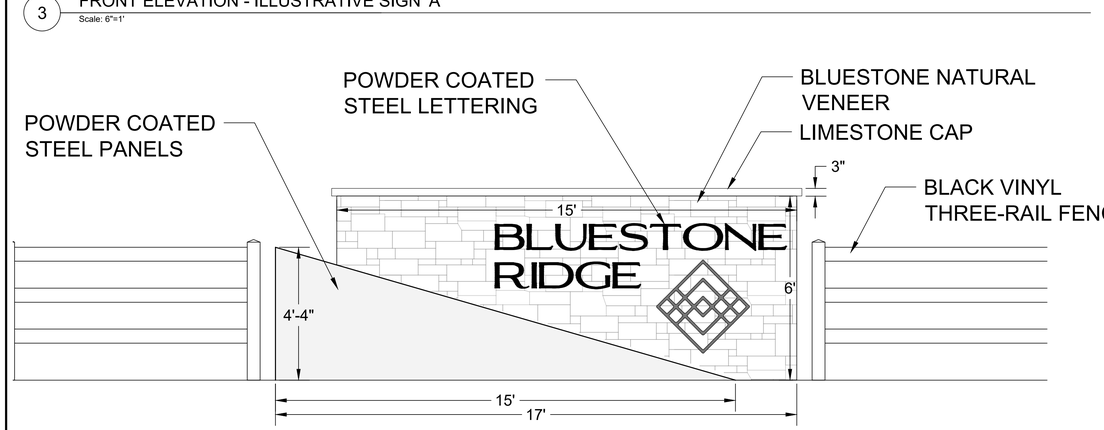
2 SIGNAGE TEXT AREA - MAIN ENTRY SIGN 'A'
Scale: N.T.S.

SIGNAGE SCHEDULE				
SIGNAGE TYPE	DIMENSIONS	SIGN AREA	SIGN TEXT AREA	LIGHTING
MAIN ENTRY SIGN 'A'	20.5' X 8'	119.5 SF	12 SF	YES
MAIN ENTRY SIGN 'B'	17' X 16'	97 SF	12 SF	YES
ENTRY PILLAR 'A'	3' X 6'	18 SF		YES
ENTRY PILLAR 'B'	3' X 6'	18 SF	2.4 SF	YES
TOTAL PROPOSED:		252.5 SF	26.4 SF	

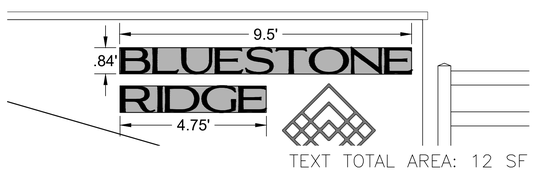
3 FRONT ELEVATION - ILLUSTRATIVE SIGN 'A'
Scale: 6"=1'



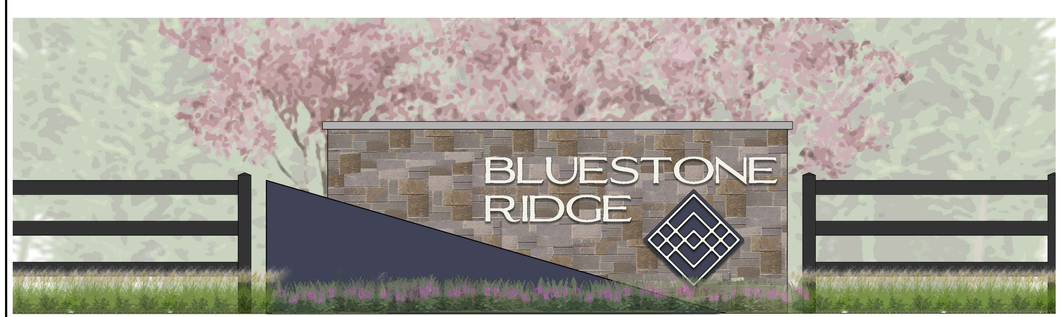
4 PLAN VIEW - MAIN ENTRY SIGN 'A'
Scale: 6"=1'



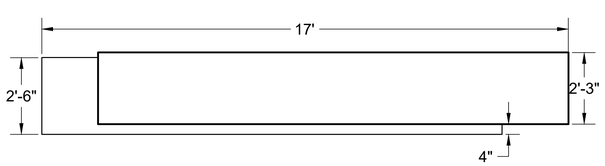
5 FRONT ELEVATION - MAIN ENTRY SIGN 'B'
Scale: 6"=1'



6 SIGNAGE TEXT AREA - MAIN ENTRY SIGN 'B'
Scale: N.T.S.



7 FRONT ELEVATION - ILLUSTRATIVE SIGN 'B'
Scale: 6"=1'



8 PLAN VIEW - MAIN ENTRY SIGN 'B'
Scale: 6"=1'

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHARLES E. HOWE · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

SIGNAGE - MAIN ENTRY SIGN DETAILS

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 35 OF 61

PRELIMINARY NOT FOR CONSTRUCTION

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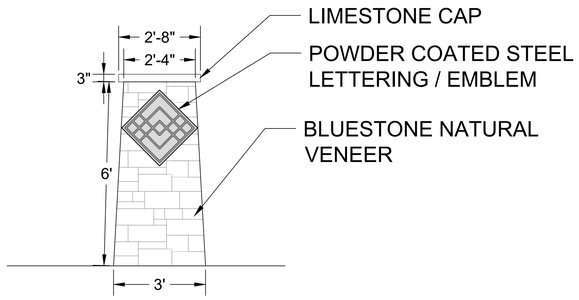
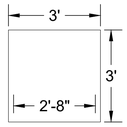
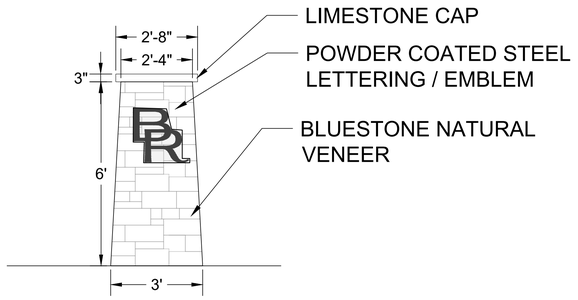


1 FRONT ELEVATION - ENTRY PILLAR 'A'
Scale: 6"=1'

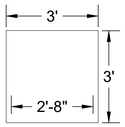


2 PLAN VIEW - ENTRY PILLAR 'A'
Scale: 6"=1'

3 FRONT ELEVATION - PILLAR 'A' ILLUSTRATIVE
Scale: 6"=1'

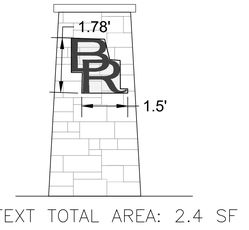


4 FRONT ELEVATION - ENTRY PILLAR 'B'
Scale: 6"=1'



5 PLAN VIEW - ENTRY PILLAR 'B'
Scale: 6"=1'

6 FRONT ELEVATION - PILLAR 'B' ILLUSTRATIVE
Scale: 6"=1'

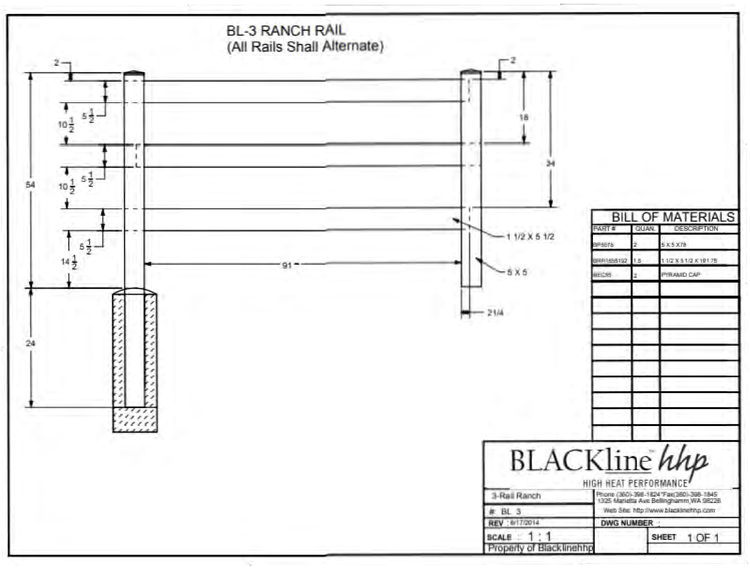


TEXT TOTAL AREA: 2.4 SF

7 SIGNAGE TEXT AREA - ENTRY PILLAR 'B'
Scale: N.T.S.

8 ORNAMENTAL FENCE
Scale: N.T.S.
Manufacturer: Blackline HHP
Product Name: 3 Rail Horse Fence
Dimensions: 54" Height
Color: Black

*NOTE - FENCE IS IDENTICAL ON FRONT AND BACK



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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

SIGNAGE - ENTRY PILLAR DETAILS

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 36 OF 61

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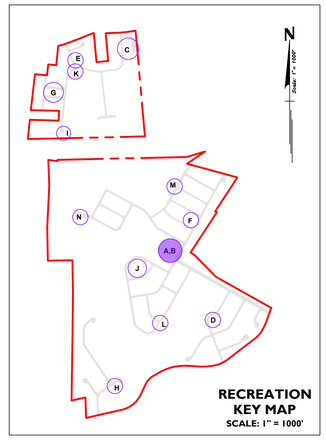
SDP-2025-0015_backup - Plans 76 of 1774 of 1797

LOUNGE LOVESEAT (3)
LOUNGE SOFA (3)
LOUNGE COFFEE TABLE (3)
LOUNGE CHAIR (3)
ADIRONDACK (10)
FIRE TABLE (2)
DINING TABLE A (3)
DINING BENCH A (15)
GRILL ISLAND
PICNIC TABLE A (3)
PICNIC UMBRELLA (3)
5' SIDEWALK
5' SIDEWALK
5' SIDEWALK
PART OF PARCEL R2
6' METAL FENCE
POOL BISTRO TABLE (4)
POOL DINING CHAIR (16)
POOL LOUNGER (43)
POOL SIDE TABLE (19)
POOL UMBRELLA (17)
POOL CHAISE LOUNGER (12)
LARGE POOL UMBRELLA (1)
BIKE RACK (4)



PRELIMINARY NOT FOR CONSTRUCTION

CLUBHOUSE
Scale: 1"=10'

1 LOUNGE SOFA
Scale: N.T.S.
Manufacturer: County Casual Teak
Product Name: Casita Aluminum Sofa #9487T
Dimensions: 7'
Color: Basketweave Oyster

2 LOUNGE LOVE SEAT
Scale: N.T.S.
Manufacturer: County Casual Teak
Product Name: Casita Aluminum Loveseat
Dimensions: 4'- 4"
Color: Basketweave Oyster

3 LOUNGE CHAIR
Scale: N.T.S.
Manufacturer: County Casual Teak
Product Name: Casita Aluminum Lounge Chair
Dimensions: 2'- 8"
Color: Basketweave Oyster

4 LOUNGE COFFEE TABLE
Scale: N.T.S.
Manufacturer: County Casual Teak
Product Name: Casita Rectangular Teak Coffee Table
Dimensions: 4'
Color: Teak

5 FIRE TABLE
Scale: N.T.S.
Manufacturer: Woodland Direct
Product Name: Prism Hardscaoes Tavola Gas Fire Pit Table
Dimensions: 5'
Color: Ebony

6 ADIRONDACK
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Plank Adirondack Chair, Recycled Plastic
Color: Driftwood Gray

7 DINING TABLE A
Scale: N.T.S.
Manufacturer: County Casual Teak
Product Name: Summit 10 FT Aluminum Infinity Table #7014T
Dimensions: 10'
Color: None

8 DINING BENCH
Scale: N.T.S.
Manufacturer: County Casual Teak
Product Name: Foxhall 4 ft Backless Bench
Dimensions: 4'- 7"
Color: None

9 DINING TABLE B
Scale: N.T.S.
Manufacturer: County Casual Teak
Product Name: Foxhall 36 In. Square Teak Dining Table
Dimensions: 36"
Color: None

10 DINING BENCH B
Scale: N.T.S.
Manufacturer: County Casual Teak
Product Name: Foxhall 2 FT Backless Bench
Dimensions: 2'
Color: Teak

N
Scale: 1" = 30'
NGVD: 29
NAD: 83

GRAPHIC SCALE
10' 0 5' 10' 20' 40'
1 INCH = 10 FT

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RODGERS CONTACT: Charlie Howe		

RELEASE FOR
BY_____ DATE____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'A' - CLUBHOUSE

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 37 OF 61

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5/1/2026 8:47:53 AM

1 POOL BISTRO TABLE

Scale: N.T.S.
Manufacturer: Leisure Creations
Product Name: 36" Square Bistro MPG Dining Table
Dimensions: 36"
Color: TBD

2 POOL DINING CHAIR

Scale: N.T.S.
Manufacturer: Leisure Creations
Product Name: MPG Dining Chair
Color: TBD

3 POOL LOUNGER

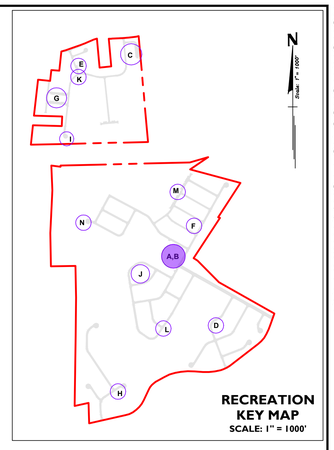
Scale: N.T.S.
Manufacturer: Leisure Creations
Product Name: Urban Lines Chaise Lounge
Color: TBD

4 POOL SIDE TABLE

Scale: N.T.S.
Manufacturer: Leisure Creations
Product Name: 20" Round Coastal Side Table
Dimensions: 20"
Color: TBD

5 POOL UMBRELLA

Scale: N.T.S.
Manufacturer: Leisure Creations
Product Name: 7.5' Market Umbrella
Dimensions: 7.5'
Color: TBD



PRELIMINARY NOT FOR CONSTRUCTION

6 POOL CHAISE LOUNGER

Scale: N.T.S.
Manufacturer: Leisure Creations
Product Name: 0-9" Ledge Chaise Lounge
Color: TBD

7 LARGE POOL UMBRELLA

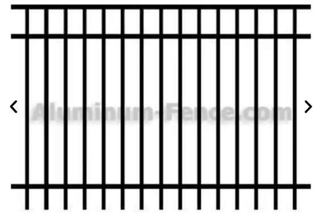
Scale: N.T.S.
Manufacturer: Leisure Creations
Product Name: Cantilever Umbrella
Dimensions: 9'
Color: TBD

8 PICNIC TABLE A

Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Beacon Hill Recycled Plastic Table, 4 Swivel Seats
Dimensions: 37"H x 92" Sq
Color: TBD

9 PICNIC TABLE UMBRELLA

Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Fiberbuilt Lucaya 11' Dia. Umbrella
Dimensions: 11' Dia.
Color: TBD



11 6' METAL FENCING

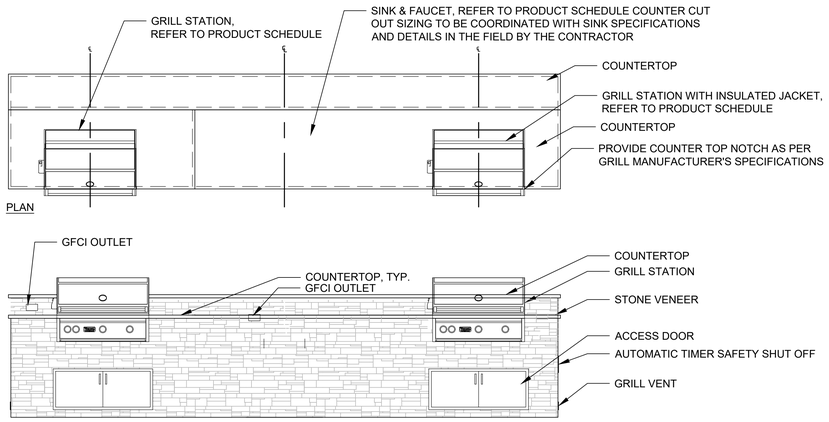
Scale: N.T.S.
Manufacturer: Aluminum-Fence
Product Name: On Guard Style CP-1 / Starling
Dimensions: 6' HT.
Color: Black

*NOTE - FENCE IS IDENTICAL ON FRONT AND BACK

12 Bike Rack

Scale: N.T.S.
Manufacturer: Belson Outdoor (or approved equal)
Product Name: Inverted U-Style
Color: black
Mounting Option: In-Ground

NOTE: SEE DPR G-3.1 BIKE RACK DETAILS ON SHEET 35 OF THE SITE PLAN



NOTES:
1. FOR MANUFACTURER INFORMATION SEE PRODUCTS SCHEDULE DETAIL
2. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING, AND PROPANE CONNECTIONS WITH MECHANICAL ENGINEER PRIOR TO INSTALLATION.
3. CONTRACTOR TO INSTALL GFCI OUTLET. FACE PLATE AND OUTLET COLOR TO MATCH STONE VENEER.

10 GRILL TABLE DETAIL

Scale: 6"=1'

RECREATION FACILITIES COST ESTIMATE

Clubhouse Building	$ 2,000,000.00	1	$ 2,000,000.00	
Pool	$ 250,000.00	1	$ 250,000.00	
Lounge Areas - Sofa (1) , Loveseat (1), Chair (1), Coffee Table (1)	$ 12,000.00	3	$ 36,000.00	
Dining Areas - Dining Table A (1) and Dining Bench A (2)	$ 5,000.00	3	$ 15,000.00	
Fire Tables	$ 500.00	2	$ 1,000.00	
Pool Bistro Table (1) & Bistro Chairs (4)	$ 1,000.00	4	$ 4,000.00	
Picnic Table (1) & Umbrella (1)	$ 1,000.00	3	$ 3,000.00	
Adirondacks	$ 150.00	10	$ 1,500.00	
Pool loungers	$ 100.00	43	$ 4,300.00	
Pool Chaise Loungers	$ 250.00	12	$ 3,000.00	
Large Pool Umbrella	$ 500.00	1	$ 500.00	
Pool Umbrellas	$ 100.00	17	$ 1,700.00	
Grill Islands	$ 7,500.00	1	$ 7,500.00	
6' Metal Fencing (LF)	$ 60.00	408	$ 24,480.00	
Landscape Elements			$ -	$ 2,351,980.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____

BY_____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

RECREATION DETAILS 'B' - CLUBHOUSE

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 38 OF 61

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SDP-2025-0015_backup Plans 76 of 157 of 157

F COURTS & GARDEN
Scale: 1"=10'

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
1 INCH = 20 FT

1 PICNIC TABLE NORTH
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: Ella Table
Dimensions: 8'
Color: TBD

2 PICNIC BENCH NORTH
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: Ella Backless Bench
Dimensions: 4'
Color: TBD

3 CANTILEVER SHELTER
Scale: N.T.S.
Manufacturer: COVERWORX
Product Name: Monoslope Shelter
Dimensions: 20' x 44'
Color: TBD

4 GRILL
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: Ella Table
Dimensions: 8'
Color: TBD

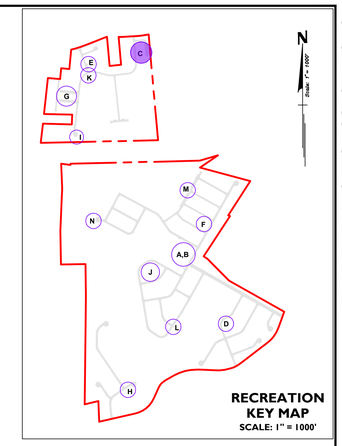
5 TRASH RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

6 PICNIC TABLE B
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: Ella Table
Dimensions: 6'
Color: TBD

7 COURT BENCH
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: Model 4
Dimensions: 6'
Color: TBD

8 Bike Rack
Scale: N.T.S.
Manufacturer: Belson Outdoor (or approved equal)
Product Name: Inverted U-Style
Color: black
Mounting Option: In-Ground

NOTE: SEE DPR G-3.1 BIKE RACK DETAILS ON SHEET 35 OF THE SITE PLAN



RECREATION KEY MAP
SCALE: 1" = 1000'

PRELIMINARY NOT FOR CONSTRUCTION

RECREATION FACILITIES COST ESTIMATE

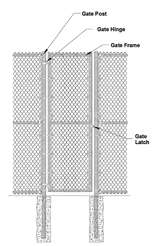
20' x 44' Cantilever Shelter	$ 30,000.00	1	$ 30,000.00		
Grills	$ 750.00	2	$ 1,500.00		
Pet Waste Receptacle	$ 850.00	1	$ 850.00		
Trash Bins	$ 1,500.00	3	$ 4,500.00		
Picnic Table North (1) & Picnic Benches North (4)	$ 2,500.00	3	$ 7,500.00		
Court Bench	$ 1,500.00	2	$ 3,000.00		
Metal Compost Bin	$ 600.00	1	$ 600.00		
8' x 10' Community Garde Shed	$ 4,500.00	1	$ 4,500.00		
Picnic Tables B	$ 1,500.00	4	$ 6,000.00		
10' Chain Link Fence (LF) & Swing Gates (2)	$ 35.00	460	$ 16,100.00		
4' Metal Fencing (LF) & Double Swing Gate (1) & Single Swing Gate (1)	$ 35.00	205	$ 7,175.00		
8' x 4' Raised Garden Beds	$ 300.00	20	$ 6,000.00		
55' x 110' Tennis / Pickleball Court	$ 40,000.00	2	$ 80,000.00	$	167,725.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

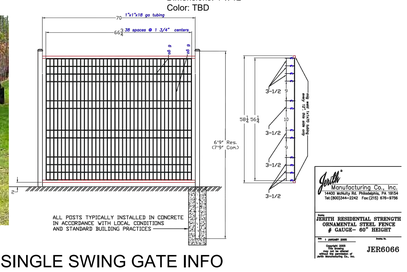
9 8' x 4' RAISED GARDEN BED
Scale: N.T.S.
Manufacturer: Vego Garden
Product Name: Modular Metal Raised Garden Bed
Dimensions: 4' x 12'
Color: TBD

10 8'x10' COMMUNITY GARDEN SHED
Scale: N.T.S.
Manufacturer: Sheds Unlimited
Product Name: Lancaster Modern Shed
Dimensions: 8' x 10'
Color: TBD

11 METAL COMPOST BIN
Scale: N.T.S.
Manufacturer: Vego Garden
Product Name: Modern Metal Compost Bin
Dimensions: 42" L x 27" W x 34" H
Color: Black



12 10' CHAIN LINK FENCE / SINGLE SWING GATE
Scale: N.T.S.
Manufacturer: Jerith
Product Name: Patriot Style
Dimensions: 10' HT.
Color: Black



13 4' METAL FENCING / DOUBLE & SINGLE SWING GATE INFO
Scale: N.T.S.
Manufacturer: Jerith
Product Name: Patriot Style
Dimensions: 4' HT , 6 Gauge
Color: Black

*NOTE - FENCE IS IDENTICAL ON FRONT AND BACK

Jerith Patriot Gates are sold as gate kits only. Single Gate kit consists of a 2 gate uprights (sides), set of self-closing hinges and a self latching gate latch.
Double gate kit consists of 4 gate uprights (sides), 2 sets of self-closing hinges, self latching gate latch, and 1 drop rod.
Gates can be assembled up to 6' wide, 12' wide on double gates.
Gates smaller than 6' wide require cutting fence section to desired width.

14 PET WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: Park Warehouse
Product Name: Dog Park Pet Cleanup Waste Station
Color: Green

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ. 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'C' - COMMUNITY GARDENS & COURTS

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 39 OF 61

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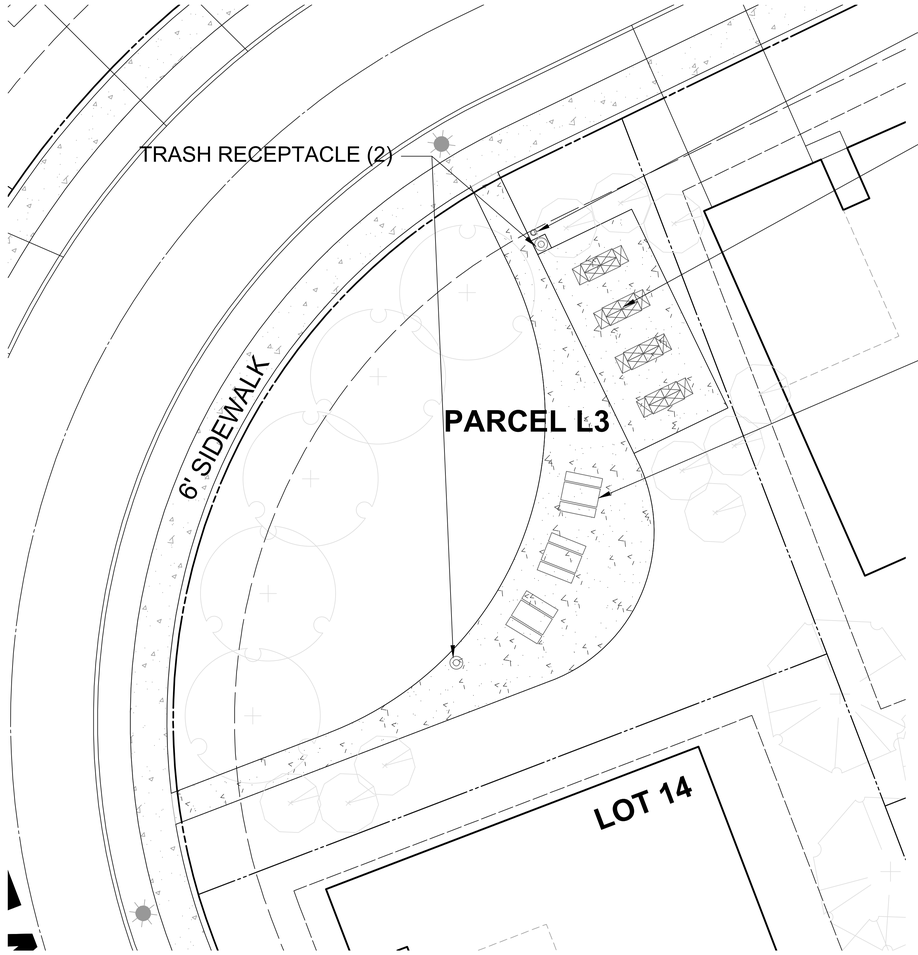
SDP-2025-0015_Cover.pdf - Page 39 of 57 of 59



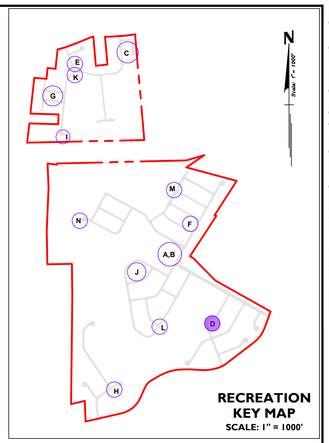
SOUTH MAILBOX & NEIGHBORHOOD GREEN
Scale: 1"=10'

1 PET WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: Park Warehouse
Product Name: Dog Park Pet Cleanup Waste Station
Color: Green

2 TRASH RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

3 PICNIC TABLE B
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: Ella Table
Dimensions: 6'
Color: TBD

4 MAILBOX CLUSTER
Scale: N.T.S.
Manufacturer:
Product Name:
Dimensions:
Color: TBD



PRELIMINARY NOT FOR CONSTRUCTION

RECREATION FACILITIES COST ESTIMATE

Picnic Tables	$ 1,500.00	3	$ 4,500.00		
Trash Bins	$ 1,500.00	2	$ 3,000.00		
Pet Waste Receptacle	$ 850.00	1	$ 850.00	$	8,350.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

N
Scale: 1" = 300'
NGVD: 29
NAD: 83

GRAPHIC SCALE
10' 0 5' 10' 20' 40'
1 INCH = 10 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE

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137 Mitchells Chance Road, Suite 300
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Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY DATE

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'D' -
SOUTH NEIGHBORHOOD GREEN

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 40 OF 61

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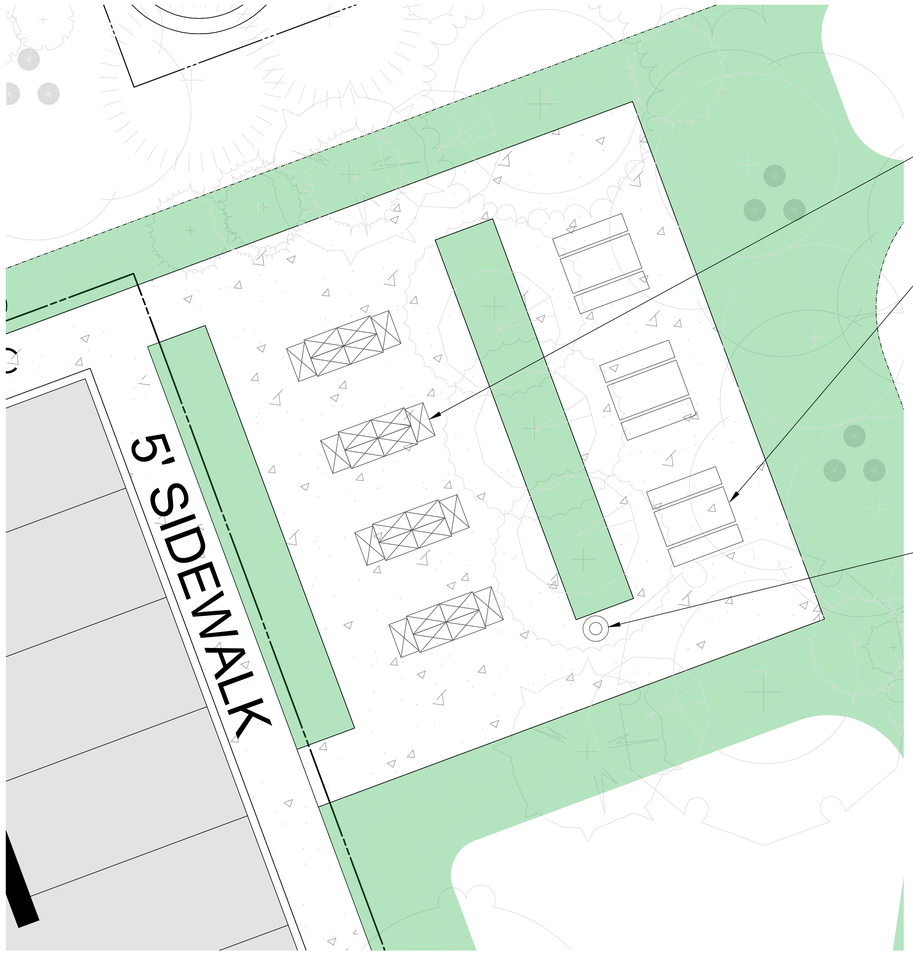
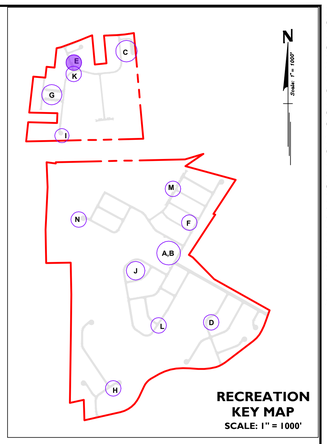


NORTH MAILBOX & SEATING AREA
Scale: 1"=5'

1 TRASH RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

2 PICNIC TABLE B
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: Ella Table
Dimensions: 6'
Color: TBD

3 MAILBOX CLUSTER
Scale: N.T.S.
Manufacturer:
Product Name:
Dimensions:
Color: TBD



RECREATION
KEY MAP
SCALE: 1" = 1000'

PRELIMINARY NOT FOR CONSTRUCTION

RECREATION FACILITIES COST ESTIMATE

Picnic Tables	$ 1,500.00	3	$ 4,500.00		
Trash Bins	$ 1,500.00	1	$ 1,500.00	$	6,000.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

N
Scale: 1" = 800'
NGVD: 29
NAD: 83

GRAPHIC SCALE
5' 0 2.5' 5' 10' 20'
1 INCH = 5 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHRISTOPHER R. RODGERS · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'E' - NORTH SEATING AREA

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 41 OF 61

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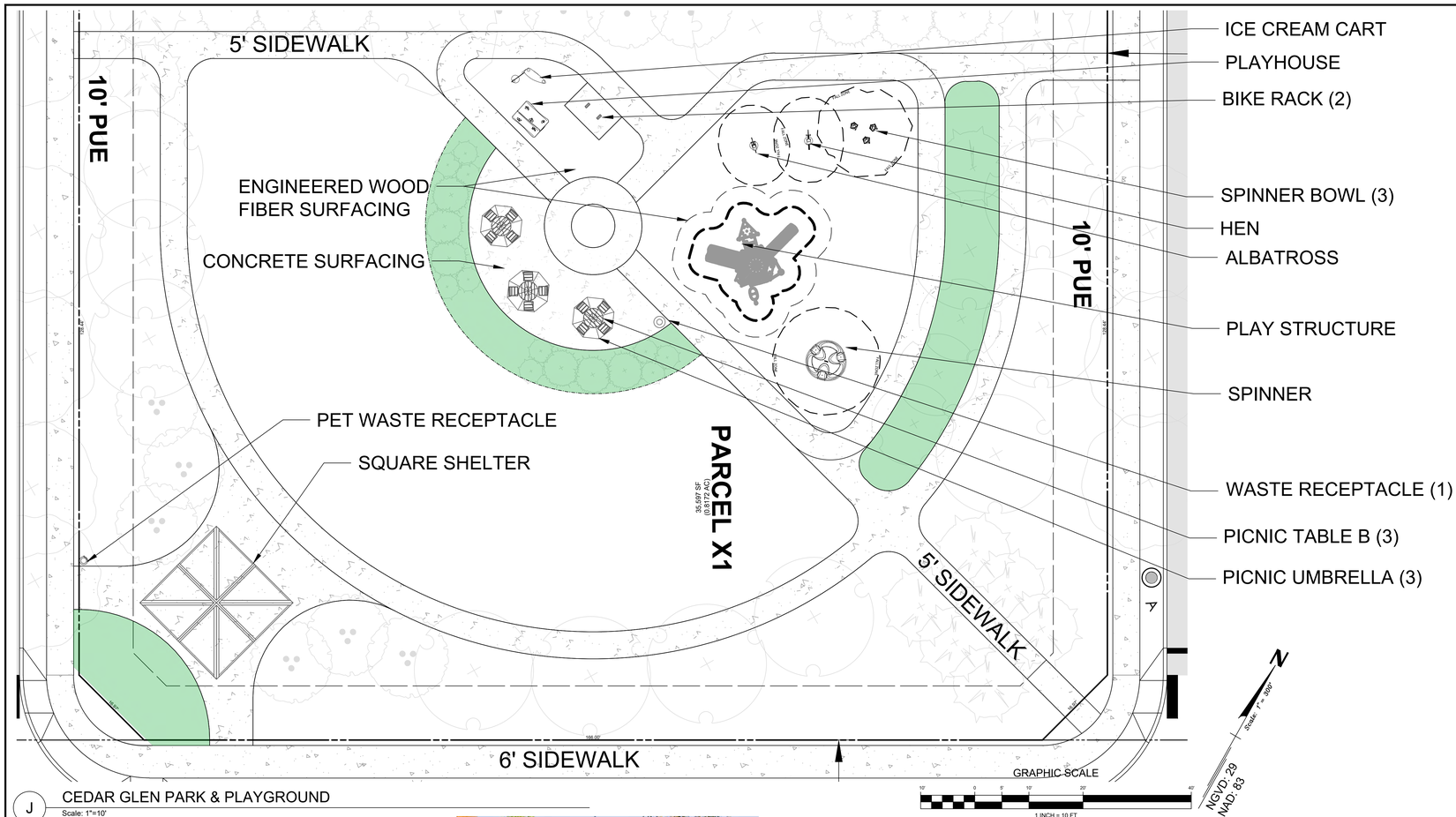
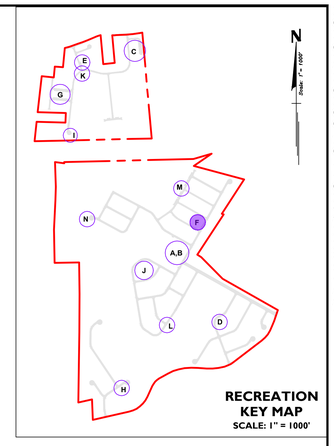


J CEDAR GLEN PARK & PLAYGROUND
Scale: 1"=10'

1 PLAY STRUCTURE
Scale: N.T.S.
Manufacturer: KOMPAN
Product Name: Mega Deck with Roof
Color: TBD



RECREATION KEY MAP
SCALE: 1" = 1000'

2 PLAYHOUSE
Scale: N.T.S.
Manufacturer: KOMPAN
Product Name: Playhouse with Outside Desk
Color: TBD

3 ICE CREAM CART
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Fiberbuilt Lucaya 11' Dia. Umbrella
Dimensions: 11' Dia.
Color: TBD

4 ALBATROSS
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Beacon Hill Recycled Plastic Table, 4 Swivel Seats
Dimensions: 37"H x 92" Sq
Color: TBD

5 HEN
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Fiberbuilt Lucaya 11' Dia. Umbrella
Dimensions: 11' Dia.
Color: TBD

RECREATION FACILITIES COST ESTIMATE

Play Structures & Equipment				
Play Structure (1), Playhouse (1), Ice Cream Cart (1), Albatross (1), Hen (1), Spinner (1), Spinner Bowl (3)	$ 150,000.00	1	$ 150,000.00	
20' x 20' Square Shelter	$ 60,000.00	1	$ 60,000.00	
Pet Waste Receptacle	$ 850.00	1	$ 850.00	
Picnic Tables & Umbrellas	$ 1,500.00	3	$ 4,500.00	
Trash Bins	$ 1,500.00	1	$ 1,500.00	
Landscape Elements			$ -	$ 216,850.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

REQUIRED CERTIFICATIONS AND TESTING

Manufacturers shall provide written certification from the International Playground Equipment Manufacturers Association (IPEMA) that equipment has been tested and meets ASTM specifications. The design of the playground shall be prepared or reviewed by a National Playground Safety Institute (NPSI) certified landscape architect or civil engineer. Playground installers and inspectors shall be certified by the National Playground Safety Institute (NPSI).

Playground equipment and surfacing materials shall comply with ASTM International fall zones and materials depth requirements. The playground design shall comply the Americans with Disabilities Act (ADA) and the 2010 ADA Standards for Accessible Design.

9 PICNIC TABLE A
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Beacon Hill Recycled Plastic Table, 4 Swivel Seats
Dimensions: 37"H x 92" Sq

11 Bike Rack
Scale: N.T.S.
Manufacturer: Belson Outdoor (or approved equal)
Product Name: Inverted U-Style
Color: black
Mounting Option: In-Ground

NOTE: SEE DPR G-3.1 BIKE RACK DETAILS ON SHEET 35 OF THE SITE PLAN

6 SPINNER
Scale: N.T.S.
Manufacturer: KOMPAN
Product Name: Playhouse with Outside Desk
Color: TBD

7 SPINNER BOWL
Manufacturer: ANOVA
Product Name: Fiberbuilt Lucaya 11' Dia. Umbrella
Dimensions: 11' Dia.
Color: TBD

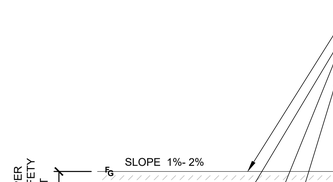
8 PET WASTE RECEPTACLE
Manufacturer: Park Warehouse
Product Name: Dog Park Pet Cleanup Waste Station
Color: Green

SEE REC SHEET "G", SHEET 42 FOR PLAYGROUND SURFACING DETAIL

10 PICNIC TABLE UMBRELLA
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Fiberbuilt Lucaya 11' Dia. Umbrella
Dimensions: 11' Dia.
Color: TBD

12 WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

13 SQAURE SHELTER
Scale: N.T.S.
Manufacturer: Coverworx
Product Name: Square Shelter
Dimensions: 20' x 20'
Color: TBD



NOTES:
1. PROVIDE EXPANSION JOINTS ON CURB EVERY 10'-0" TO 20'-0" O.C. AND CONTROL JOINTS EVERY 5'-0" TO 6'-0".
2. SEE DETAIL 5 | SHEET 601 FOR JOINTING INFORMATION.
3. REFER TO GRADING SHEETS FOR FINISHED SURFACE GRADES. REFER TO CIVIL PLANS FOR ADJACENT GRADING INFORMATION AND DRAIN LOCATIONS.
4. INSTALL ENGINEERED WOOD FIBER LOOSE-FILL TO A DEPTH APPROXIMATELY 25% GREATER THAN THE REQUIRED COMPACTED DEPTH TO ACCOUNT FOR NATURAL SETTLING. MAINTAIN THE SPECIFIED COMPACTED DEPTH AT ALL TIMES TO MEET ASTM F1292 IMPACT ATTENUATION REQUIREMENTS. DO NOT MECHANICALLY COMPACT AT INSTALLATION. SEE ENGINEERED WOOD FIBER MULCH GENERAL NOTES.
3. TURN FILTER FABRIC UP A MINIMUM OF 6" AT ALL EDGES AND FOOTINGS.
4. SUBMIT MATERIAL CERTIFICATIONS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

14 PLAYGROUND SAFETY SURFACING: EWF TO CURB
1 1/2" = 1'-0"

DETAIL TO BE USED FOR ALL PLAYGROUNDS IN PROJECT.

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHARLIE HOWE · 3686 · LANDSCAPE ARCHITECT

5/01/26

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ ☐
BY_____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'F' - CEDAR GLEN PARK & PLAYGROUND

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 42 OF 61

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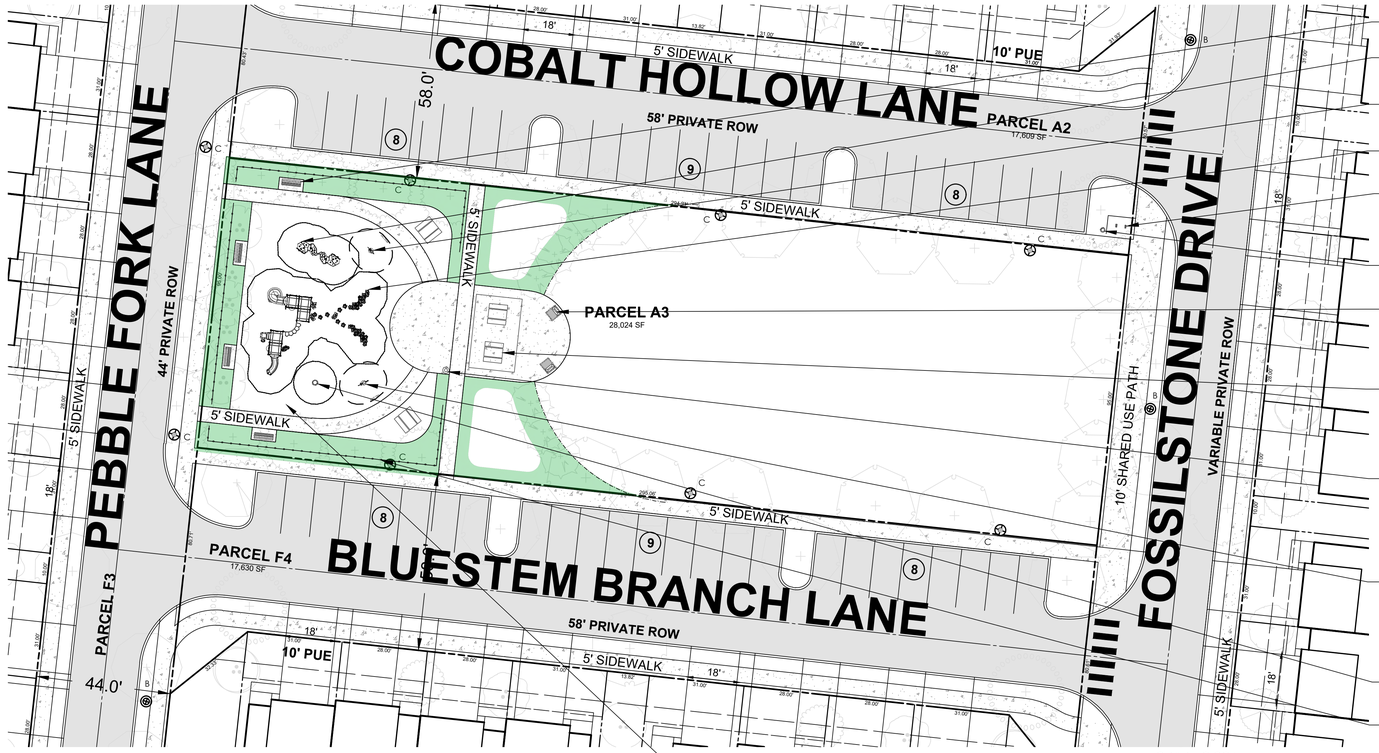
SDP-2025-0015_backup - Plans 60 of 157 60 of 157



BENCH (4)
FORMIS FREE CLIMBER
TURTLE ROCKER
NUCLEUS PLAY SYSTEM
BIKE RACK (2)
PET WASTE RECEPTACLE
GRILL (2)
PICNIC TABLE B (4)
WASTE RECEPTACLE
STANDING ROCKER
COMET
4' METAL FENCING

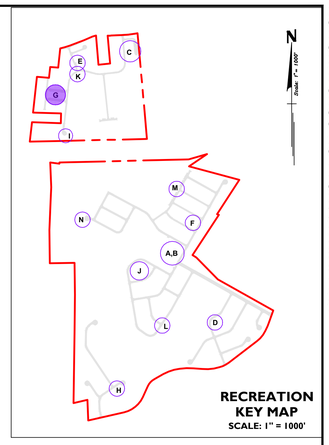
ENGINEERED WOOD FIBER PLAYGROUND SURFACING

GRAPHIC SCALE
10' 0 5' 10' 20' 40'
1 INCH = 10 FT

N
NGVD: 29
NAD: 83
Scale: 1" = 50'

PEBBLE FORK PARK & PLAYGROUND
Scale: 1"=10'

1 BENCH D
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: PRSNA-10
Dimensions: 6'
Color: TBD



RECREATION KEY MAP
SCALE: 1" = 1000'

PRELIMINARY NOT FOR CONSTRUCTION

2 PICNIC TABLE B
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: PT-2
Dimensions: 6'
Color: TBD

3 GRILL
Scale: N.T.S.
Manufacturer: Belson Outdoor
Product Name: Ella Table
Dimensions: 8'
Color: TBD

RECREATION FACILITIES COST ESTIMATE

Play Structures & Equipment Nucleus Play System (1), Turtle Rocker (1), Standing Rocker (1), Free Climber (1), Comet (1)	$ 150,000.00	1	$ 150,000.00	
Picnic Tables	$ 1,500.00	4	$ 6,000.00	
Grill	$ 750.00	2	$ 1,500.00	
Bench	$ 2,200.00	4	$ 8,800.00	
Trash Bins	$ 1,500.00	1	$ 1,500.00	
Landscape Elements			$ -	
Metal Fencing (LF)	$ 30.00	266	$ 7,980.00	$ 175,780.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

REQUIRED CERTIFICATIONS AND TESTING

Manufacturers shall provide written certification from the International Playground Equipment Manufacturers Association (IPEMA) that equipment has been tested and meets ASTM specifications. The design of the playground shall be prepared or reviewed by a National Playground Safety Institute (NPSI) certified landscape architect or civil engineer. Playground installers and inspectors shall be certified by the National Playground Safety Institute (NPSI).

Playground equipment and surfacing materials shall comply with ASTM International fall zones and materials depth requirements. The playground design shall comply the Americans with Disabilities Act (ADA) and the 2010 ADA Standards for Accessible Design.

SEE REC SHEET "G", SHEET 42 FOR PLAYGROUND SURFACING DETAIL

4 NUCLEUS PLAY SYSTEM
Scale: N.T.S.
Manufacturer: Blackline HHP
Product Name: 3 Rail Horse Fence
Dimensions: 54" Height
Color: Black

5 TURTLE ROCKER
Scale: N.T.S.
Manufacturer: Blackline HHP
Product Name: 3 Rail Horse Fence
Dimensions: 54" Height
Color: Black

6 STANDING ROCKER
Scale: N.T.S.
Manufacturer: Blackline HHP
Product Name: 3 Rail Horse Fence
Dimensions: 54" Height
Color: Black

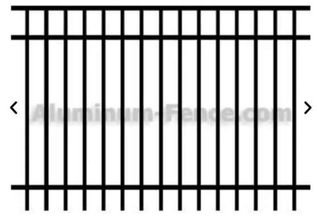
7 FORMIS FREE CLIMBER
Scale: N.T.S.
Manufacturer: Blackline HHP
Product Name: 3 Rail Horse Fence
Dimensions: 54" Height
Color: Black

8 COMET
Scale: N.T.S.
Manufacturer: Blackline HHP
Product Name: 3 Rail Horse Fence
Dimensions: 54" Height
Color: Black

10 Bike Rack
Scale: N.T.S.
Manufacturer: Belson Outdoor (or approved equal)
Product Name: Inverted U-Style
Color: black
Mounting Option: In-Ground

NOTE: SEE DPR G-3.1 BIKE RACK DETAILS ON SHEET 35 OF THE SITE PLAN

11 WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD



7 4' METAL FENCING
Scale: N.T.S.
Manufacturer: Aluminum-Fence
Product Name: On Guard Style CP-1 / Starling
Dimensions: 4' HT.
Color: Black
NOTE: FENCE IS IDENTICAL ON FRONT AND BACK

8 PET WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: Park Warehouse
Product Name: Dog Park Pet Cleanup Waste Station
Color: Green

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHARLIE HOWE · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'G' - PEBBLE FORK PARK & PLAYGROUND

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 43 OF 61

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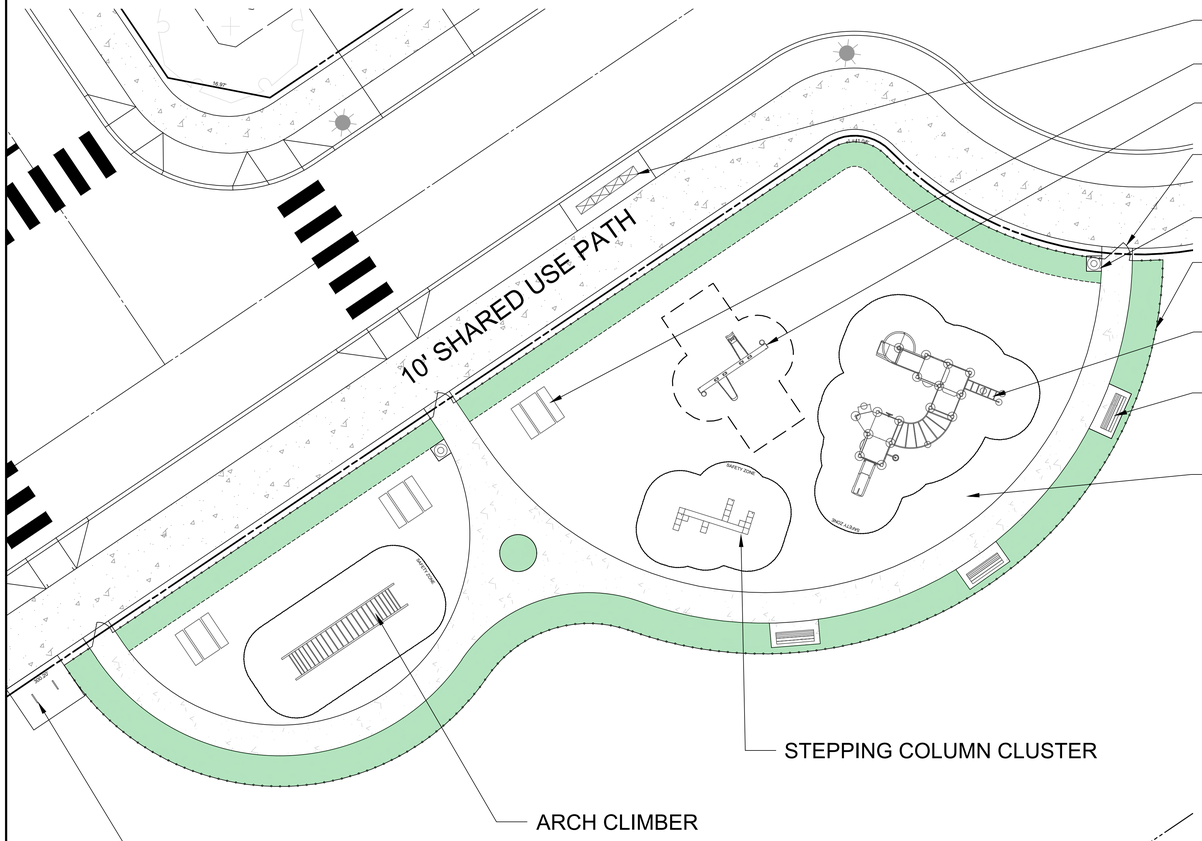


RECREATION FACILITIES COST ESTIMATE

Play Structures & Equipment Timberform Play Structure (1), Arch Climber (1), Accessible Swing (1), Stepping Column Cluster (1), Loggie Spring Rider (1)	$ 150,000.00	1	$ 150,000.00		
Picnic Tables	$ 1,500.00	3	$ 4,500.00		
Bench	$ 2,200.00	3	$ 6,600.00		
Trash Bins	$ 1,500.00	2	$ 3,000.00		
Landscape Elements			$ -		
Metal Fencing (LF) & Swing Gate (2)	$ 35.00	443	$ 15,505.00	$	179,605.00

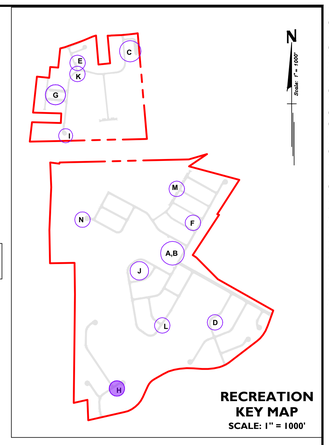
NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE. ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

REQUIRED CERTIFICATIONS AND TESTING

Manufacturers shall provide written certification from the International Playground Equipment Manufacturers Association (IPEMA) that equipment has been tested and meets ASTM specifications. The design of the playground shall be prepared or reviewed by a National Playground Safety Institute (NPSI) certified landscape architect or civil engineer. Playground installers and inspectors shall be certified by the National Playground Safety Institute (NPSI).

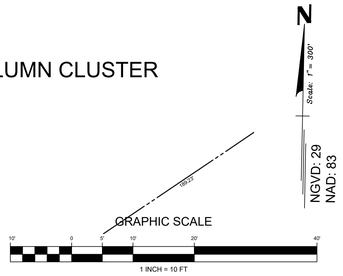
Playground equipment and surfacing materials shall comply with ASTM International fall zones and materials depth requirements. The playground design shall comply the Americans with Disabilities Act (ADA) and the 2010 ADA Standards for Accessible Design.

SEE REC SHEET "G", SHEET 42 FOR PLAYGROUND SURFACING DETAIL



RECREATION KEY MAP
SCALE: 1" = 1000'

PRELIMINARY NOT FOR CONSTRUCTION



1 PICNIC TABLE B
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: PT-2
Dimensions: 6'
Color: TBD

2 TIMBERFORM PLAY SYSTEM
Scale: N.T.S.
Manufacturer: Columbia Cascade
Product Name: Timberform 4833-TF

L COLD SPRING PLAYGROUND
Scale: 1"=10'

3 TIMBERFORM ARCH CLIMBER
Scale: N.T.S.
Manufacturer: Columbia Cascade
Product Name: Timberform Arch Climber

4 TIMBERCRAFT ACCESSIBLE SWING
Scale: N.T.S.
Manufacturer: Columbia Cascade
Product Name: Timberform Accessible Swing - 4500-153-ADA

5 TIMBERFORM STEPPING COLUMN CLUSTER
Scale: N.T.S.
Manufacturer: Columbia Cascade
Product Name: Timberform Stepping Column Cluster 4500-510

6 TIMBERFORM LOGGIE SPRING RIDER
Scale: N.T.S.
Manufacturer: Columbia Cascade
Product Name: Timberform Loggie Spring Rider 3886-01

7 Bike Rack
Scale: N.T.S.
Manufacturer: Belson Outdoor (or approved equal)
Product Name: Inverted U-Style
Color: black
Mounting Option: In-Ground

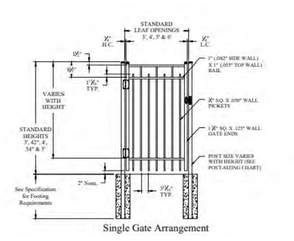
NOTE: SEE DPR G-3.1 BIKE RACK DETAILS ON SHEET 35 OF THE SITE PLAN

8 WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

9 BENCH D
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: PRSNA-10
Dimensions: 6'
Color: TBD

10 METAL FENCING
Scale: N.T.S.
Manufacturer: Jerith
Product Name: Liberty Style
Dimensions: 4' HT
Color: Black

*NOTE - FENCE IS IDENTICAL ON FRONT AND BACK



11 SWING GATE
Scale: N.T.S.
Manufacturer: Jerith
Product Name: Liberty #211 Single Swing Gate
Dimensions: 4' HT (3 Rail) Color: Black

12 MAILBOX CLUSTER
Scale: N.T.S.
Manufacturer:
Product Name:
Dimensions:
Color: TBD

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHRISTINE E. GOLDEN · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'H' - COLD SPRING PLAYGROUND

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 44 OF 61

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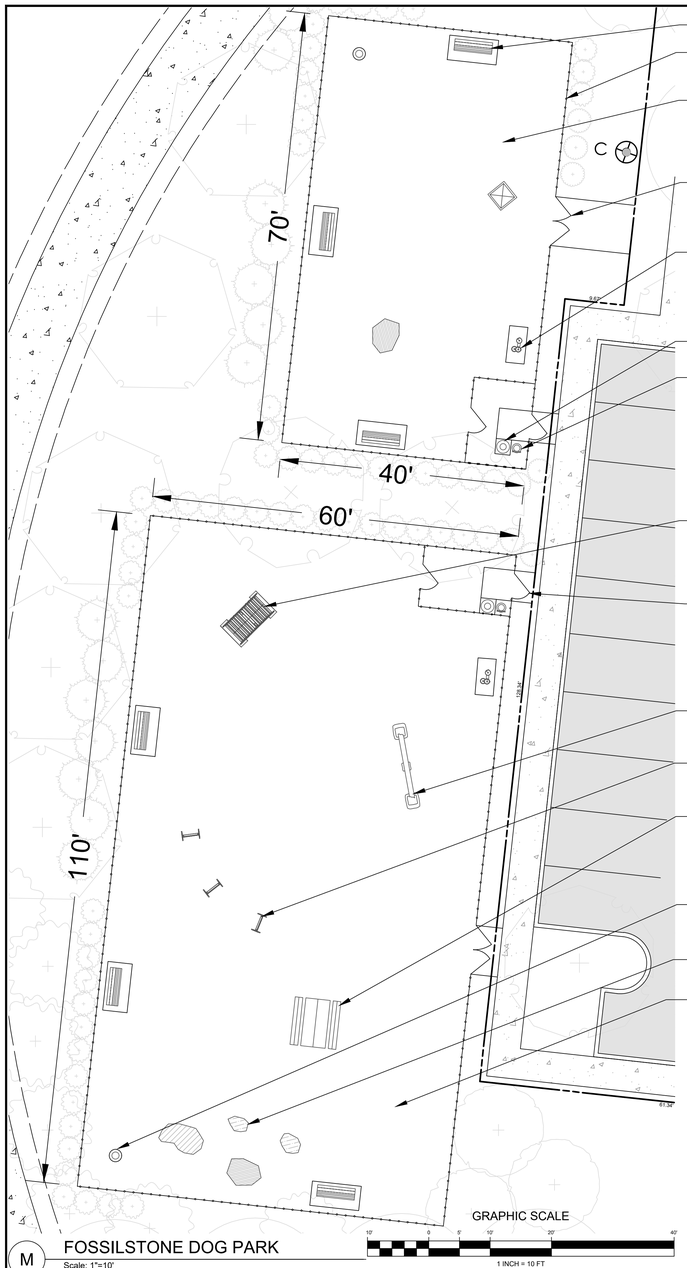
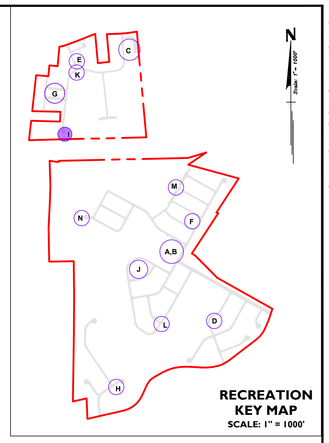


M FOSSILSTONE DOG PARK
Scale: 1"=10'

1 PICNIC TABLE C
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: 6' Rectangular Picnic Table, Recycled Plastic Legs
Dimensions: 6'
Color: TBD

2 FIBERGLASS FIRE HYDRANT
Scale: N.T.S.
Manufacturer: Gyms for Dogs
Product Name: Red Portable Fire Hydrant



PRELIMINARY NOT FOR CONSTRUCTION

3 BENCH B
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: Model 2
Dimensions: 6'
Color: Wheat Recycled Plastic, Black

4 WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

5 DRINKING FOUNTAIN
Scale: N.T.S.
Manufacturer: Most Dependable Fountains
Product Name: 440 SM w/ optional Pet Fountain
Color: TBD

10 JUMP HURDLE SET
Scale: N.T.S.
Manufacturer: Gyms for Dogs
Product Name: Jump Hurdles Set

11 BALANCE BEAM
Scale: N.T.S.
Manufacturer: Gyms for Dogs
Product Name: Ellie's Jump Balance Beam

8 TRAINING PLATFORM
Scale: N.T.S.
Manufacturer: Gyms For Dogs
Product Name: Training Platform (S/M)

9 PET WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: Park Warehouse
Product Name: Dog Park Pet Cleanup Waste Station
Color: Green

RECREATION FACILITIES COST ESTIMATE

Pet Agility Equipment Jump Hurdles Set (1), Balance Beam (1), Training Platform (1), Fiberglass Fire Hydrant (1)	$	4,000.00	1	$ 4,000.00	
Bench	$	2,200.00	6	$ 13,200.00	
Picnic Table	$	1,500.00	1	$ 1,500.00	
Pet Fountain	$	1,000.00	2	$ 2,000.00	
Trash Bins	$	1,500.00	2	$ 3,000.00	
Pet Waste Receptacle	$	850.00	2	$ 1,700.00	
Metal Fencing (LF), Single Swing Gate (4), Double Swing Gate (2)	$	32.00	560	$ 17,920.00	
Landscape Elements & Boulders				$ -	$ 43,320.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
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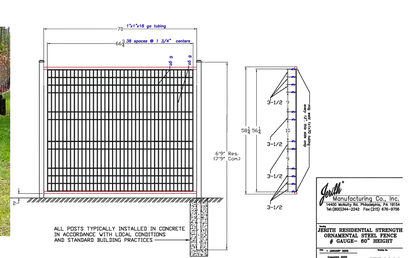

6 4' METAL FENCING / DOUBLE & SINGLE SWING GATE INFO
Scale: N.T.S.
Manufacturer: Jerith
Product Name: Patriot Style
Dimensions: 4' HT , 6 Gauge
Color: Black
*NOTE - FENCE IS IDENTICAL ON FRONT AND BACK

Jerith Patriot Gates are sold as gate kits only. Single Gate kit consists of a 2 gate uprights (sides), set of self-closing hinges and a self latching gate latch.
Double gate kit consists of 4 gate uprights (sides), 2 sets of self-closing hinges, self latching gate latch, and 1 drop rod.
Gates can be assembled up to 6' wide, 12' wide on double gates.
Gates smaller than 6' wide require cutting fence section to desired width.

BOULDERS CAN BE SOURCED ON SITE. BOULDERS TO BE APPROVED AND FIELD SITED BY PROJECT LANDSCAPE ARCHITECT.

12 LANDSCAPE BOULDERS
Scale: N.T.S.
Manufacturer: Tri-State-Stones, 301-365-2100
Dimensions: Large 5'x7'x3', Medium 4'x5'x2.5'
Color: Natural Stone - Gray

PROFESSIONAL CERTIFICATION

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STATE OF MARYLAND · CHARLES E. HOWE · 3686 · LANDSCAPE ARCHITECT

5/01/26

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'I' - FOSSILSTONE DOG PARK

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 45 OF 61

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WASTE RECEPTACLE (3)

PICNIC TABLE A & UMBRELLA (3)

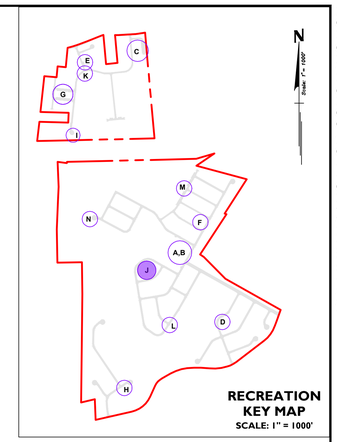
BIKE RACK (2)

PET WASTE RECEPTACLE

BENCH D (4)

N FALLSBROOK GREEN
Scale: 1"=20'

1 BENCH D
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: PRSNA-10
Dimensions: 6'
Color: TBD



PRELIMINARY NOT FOR CONSTRUCTION

2 PICNIC TABLE A
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Beacon Hill Recycled Plastic Table, 4 Swivel Seats
Dimensions: 37"H x 92" Sq
Color: TBD

3 PICNIC TABLE UMBRELLA
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Fiberbuilt Lucaya 11' Dia. Umbrella
Dimensions: 11' Dia.
Color: TBD

4 WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

5 PET WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: Park Warehouse
Product Name: Dog Park Pet Cleanup Waste Station
Color: Green

6 Bike Rack
Scale: N.T.S.
Manufacturer: Belson Outdoor (or approved equal)
Product Name: Inverted U-Style
Color: black
Mounting Option: In-Ground

NOTE: SEE DPR G-3.1 BIKE RACK DETAILS ON SHEET 35 OF THE SITE PLAN

RECREATION FACILITIES COST ESTIMATE

Picnic Tables & Umbrellas	$ 1,500.00	3	$ 4,500.00		
Bench	$ 2,200.00	4	$ 8,800.00		
Trash Bins	$ 1,500.00	3	$ 4,500.00		
Pet Waste Receptacle	$ 850.00	1	$ 850.00		
Landscape Elements			$ -	$	18,650.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

N
Scale: 1" = 300'
NGVD: 29
NAD: 83

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
1 INCH = 20 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

STATE OF MARYLAND · CHARLES E. ROGERS · 3686 · LANDSCAPE ARCHITECT

5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

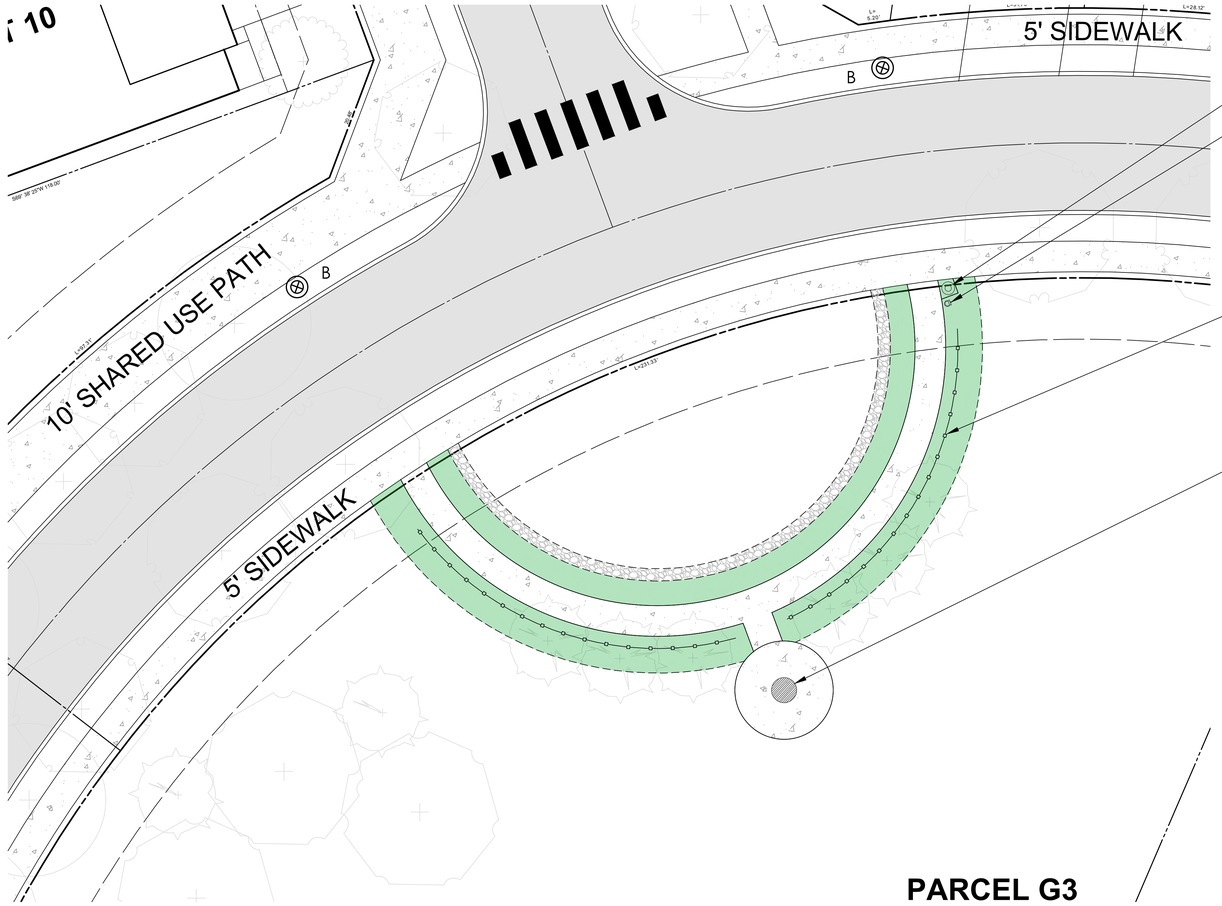
RODGERS CONTACT: Charlie Howe

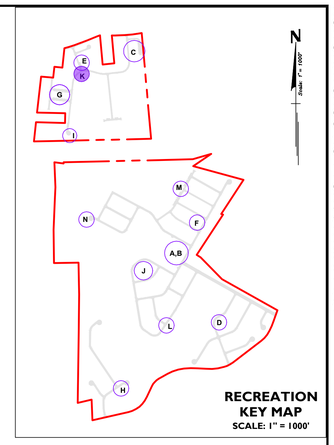
RELEASE FOR
BY_____ DATE____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'J' - FALLSBROOK GREEN

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 46 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\LP2_Recreation Details.dwg
SDP-2025-0015 Saddle Ridge - Plan 46 of 61

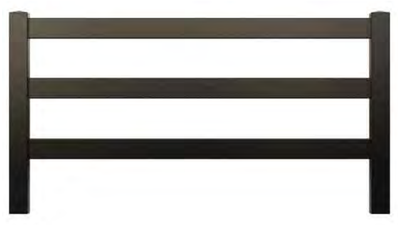




PRELIMINARY NOT FOR CONSTRUCTION

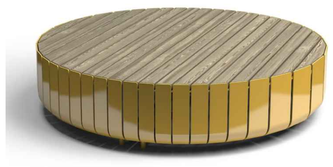
PARCEL G3

O MORNING DEW GREEN
Scale: 1"=10'



1 ORNAMENTAL FENCE
Scale: N.T.S.
Manufacturer: BLACKLINE HHP
Product Name: 3 RAIL HORSE FENCE
Dimensions: 54" HT
Color: BLACK

NOTE: FENCE IS IDENTICAL ON FRONT AND BACK



2 CIRCULAR BENCH
Scale: N.T.S.
Manufacturer: VESTRE
Product Name: 3610 STRIPES CIRCULAR BENCH
Color: TBD

3 WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

4 PET WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: Park Warehouse
Product Name: Dog Park Pet Cleanup Waste Station
Color: Green

RECREATION FACILITIES COST ESTIMATE

Bench	$ 3,500.00	1	$ 3,500.00	
Trash Bins	$ 1,500.00	1	$ 1,500.00	
Pet Waste Receptacle	$ 850.00	1	$ 850.00	
Landscape Elements			$ -	
Ornamental Fencing (LF)	$ 30.00	116	$ 3,480.00	$ 9,330.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

N
Scale: 1" = 300'
NGVD: 29
NAD: 83

GRAPHIC SCALE
10' 0 5' 10' 20' 40'
1 INCH = 10 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:
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Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
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Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'K' - MORNING DEW GREEN

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 47 OF 61

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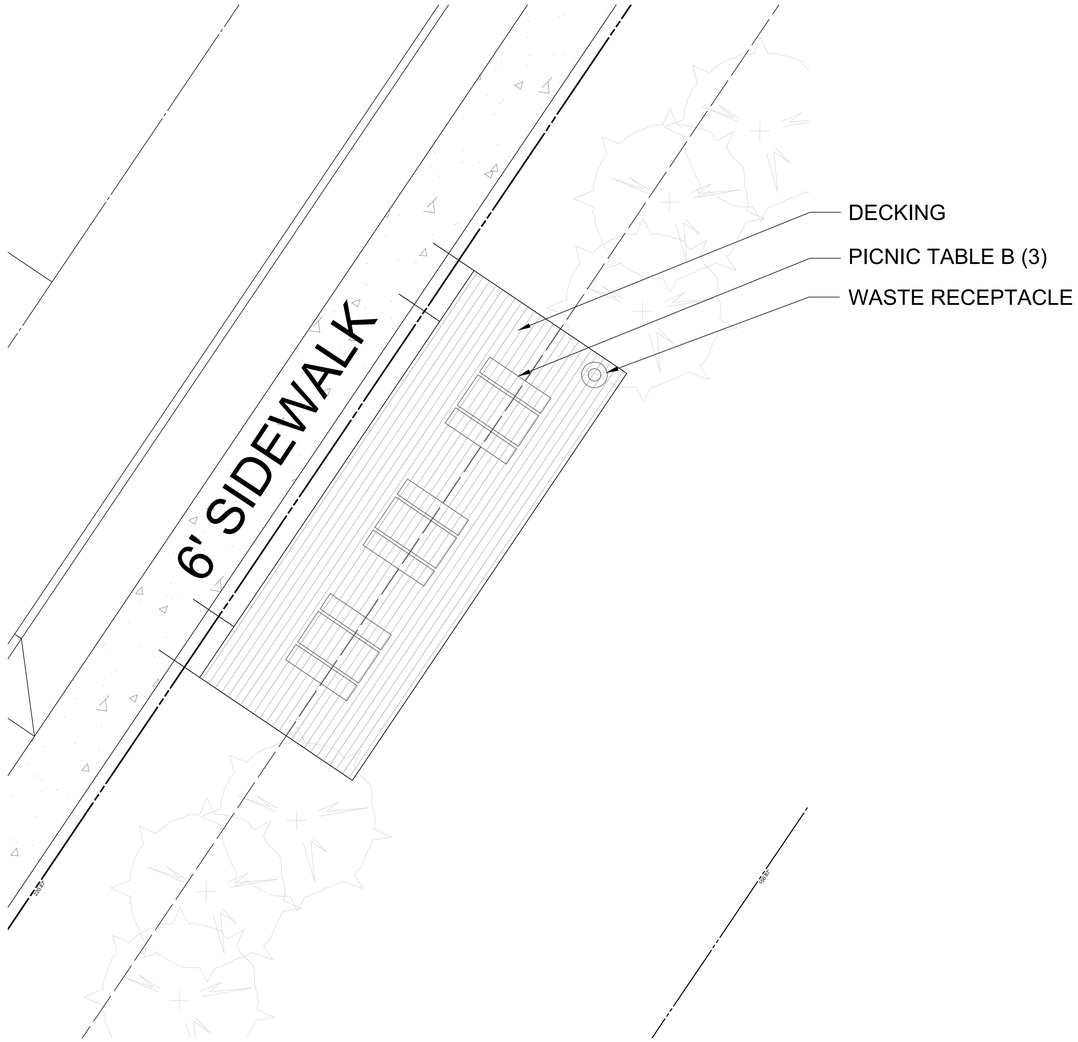
5/1/2026 10:15:04 AM EDT by Charlie Howe



P OVERLOOK A

Scale: 1"=5'

1 PICNIC TABLE B

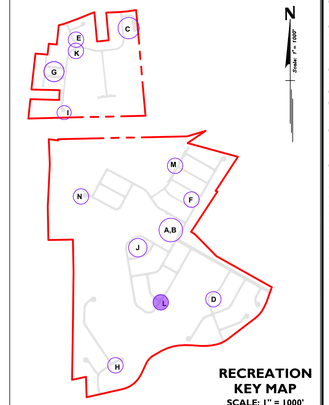
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: PT-2
Dimensions: 6'
Color: TBD

2 WASTE RECEPTACLE

Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

3 DECKING

Scale: N.T.S.
Manufacturer: Park Warehouse
Product Name: Dog Park Pet Cleanup Waste Station
Color: Green



RECREATION KEY MAP
SCALE: 1" = 1000'

PRELIMINARY NOT FOR CONSTRUCTION

RECREATION FACILITIES COST ESTIMATE

Decking (SF)	$ 50.00	600	$ 30,000.00	
Picnic Tables	$ 1,500.00	3	$ 4,500.00	
Trash Bins	$ 1,500.00	1	$ 1,500.00	$ 36,000.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

N
Scale: 1" = 200'
NGVD: 29
NAD: 83

GRAPHIC SCALE
5' 0 2.5' 5' 10' 20'
1 INCH = 5 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE

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BASE DATA		
DESIGNED		
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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY DATE

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

RECREATION DETAILS 'L' - OVERLOOK 'A'

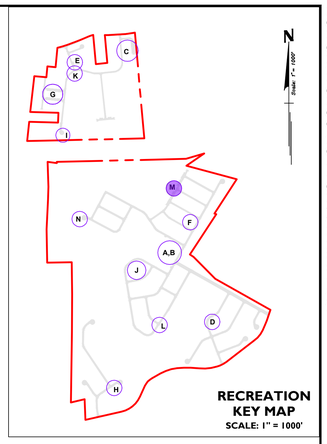
SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 48 OF 61

Q OVERLOOK B
Scale: 1"=10'

1 PICNIC TABLE B
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: PT-2
Dimensions: 6'
Color: TBD

2 WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

3 DECKING
Scale: N.T.S.
Manufacturer: Park Warehouse
Product Name: Dog Park Pet Cleanup Waste Station
Color: Green



PRELIMINARY NOT FOR CONSTRUCTION

RECREATION FACILITIES COST ESTIMATE

Decking (SF)	$ 50.00	600	$ 30,000.00		
Picnic Tables	$ 1,500.00	3	$ 4,500.00		
Trash Bins	$ 1,500.00	1	$ 1,500.00	$	36,000.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.

N
Scale: 1" = 300'
NGVD: 29
NAD: 83

GRAPHIC SCALE
10' 0 5' 10' 20' 40'
1 INCH = 10 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3686
EXPIRATION DATE: 11/05/26

5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY DATE

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

RECREATION DETAILS 'M' - OVERLOOK 'B'

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 49 OF 61

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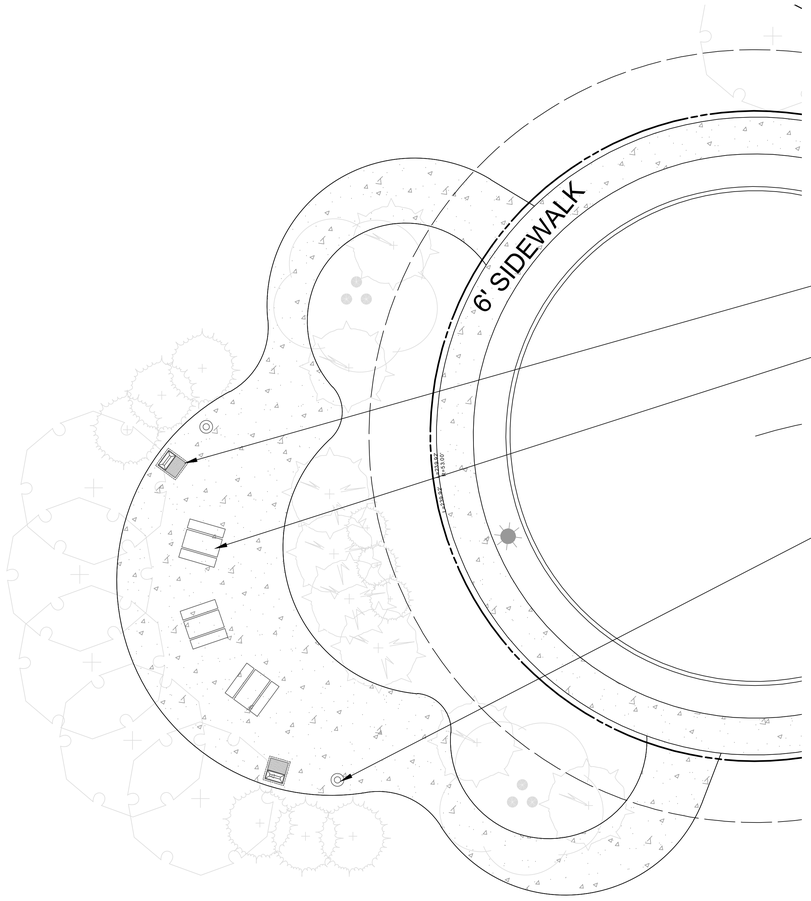
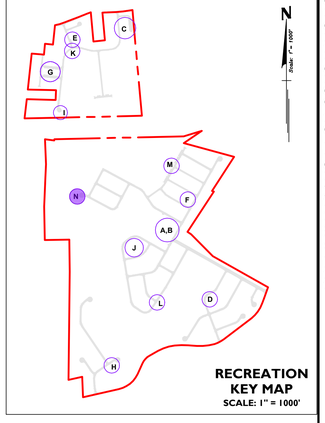


R BURCH BRANCH OVERLOOK & PICNIC AREA
Scale: 1"=10'

1 PICNIC TABLE B
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: PT-2
Dimensions: 6'
Color: TBD

2 GRILL
Scale: N.T.S.
Manufacturer: Victor Stanley
Product Name: Eilla Table
Dimensions: 8'
Color: TBD

3 WASTE RECEPTACLE
Scale: N.T.S.
Manufacturer: ANOVA
Product Name: Latitude 55 Gallon Opening Recptacle, Bonnet Top
Dimensions: 28" DIA.
Color: TBD

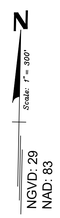


PRELIMINARY NOT FOR CONSTRUCTION

RECREATION FACILITIES COST ESTIMATE

Grills	$	750.00	2	$	1,500.00	
Picnic Tables	$	1,500.00	3	$	4,500.00	
Trash Bins	$	1,500.00	2	$	3,000.00	$ 9,000.00

NOTE: COSTS SHOWN IN TABLE REPRESENT ESTIMATES AND ARE SUBJECT TO CHANGE.
ESTIMATES INCLUDE INSTALLATION. ESTIMATES EXCLUDE HARDSCAPE AND LANDSCAPE COSTS.



GRAPHIC SCALE
10' 0 5' 10' 20' 40'
1 INCH = 10 FT

PROFESSIONAL CERTIFICATION

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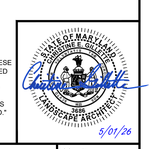
LICENSE NO. 3686
EXPIRATION DATE: 11/05/26



5/01/26

REVISION	DATE

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
RECREATION DETAILS 'N' - BURCH BRANCH OVERLOOK & PICNIC AREA

SCALE:
JOB No.
DATE: MAY 2026
SHEET No. 50 OF 61

C:\ACC\ACCDocs\rodgers Consulting\pg-saddle Creek\project Files\autocad\plot Plans\landscape And Lighting Plan\05 Recreation Details.dwg
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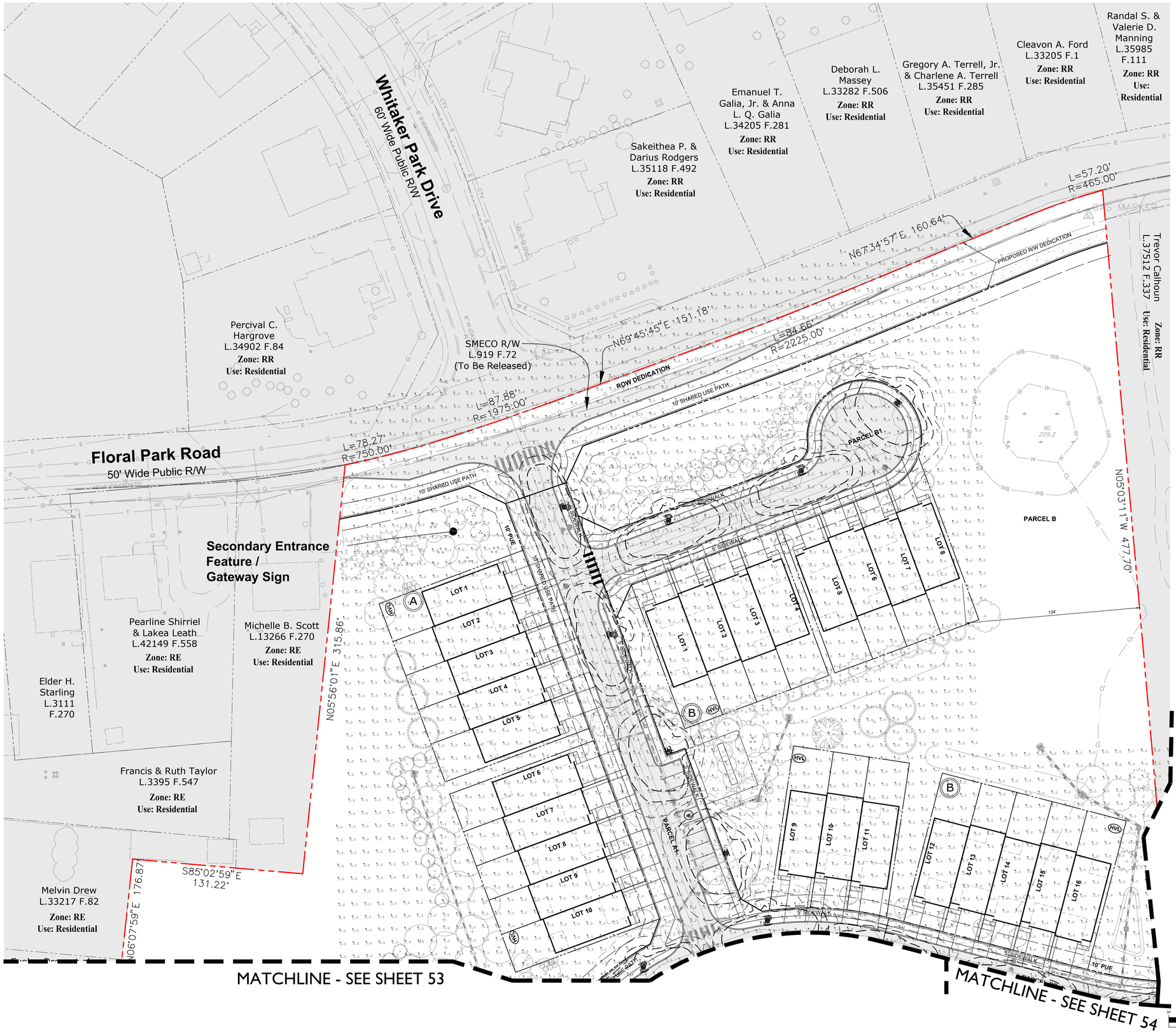
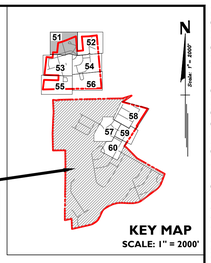
PRELIMINARY NOT FOR CONSTRUCTION





LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK & ALLEY ACCESS
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PROPOSED ISOMETRIC POINT LEVEL
- PROPOSED ISOMETRIC LIGHT CONTOURS
- PROPOSED LIGHT POLES
- PUBLIC STREET LIGHT POLE SEE PUBLIC STREET TREE AND LIGHTING PLAN FOR DETAILS

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

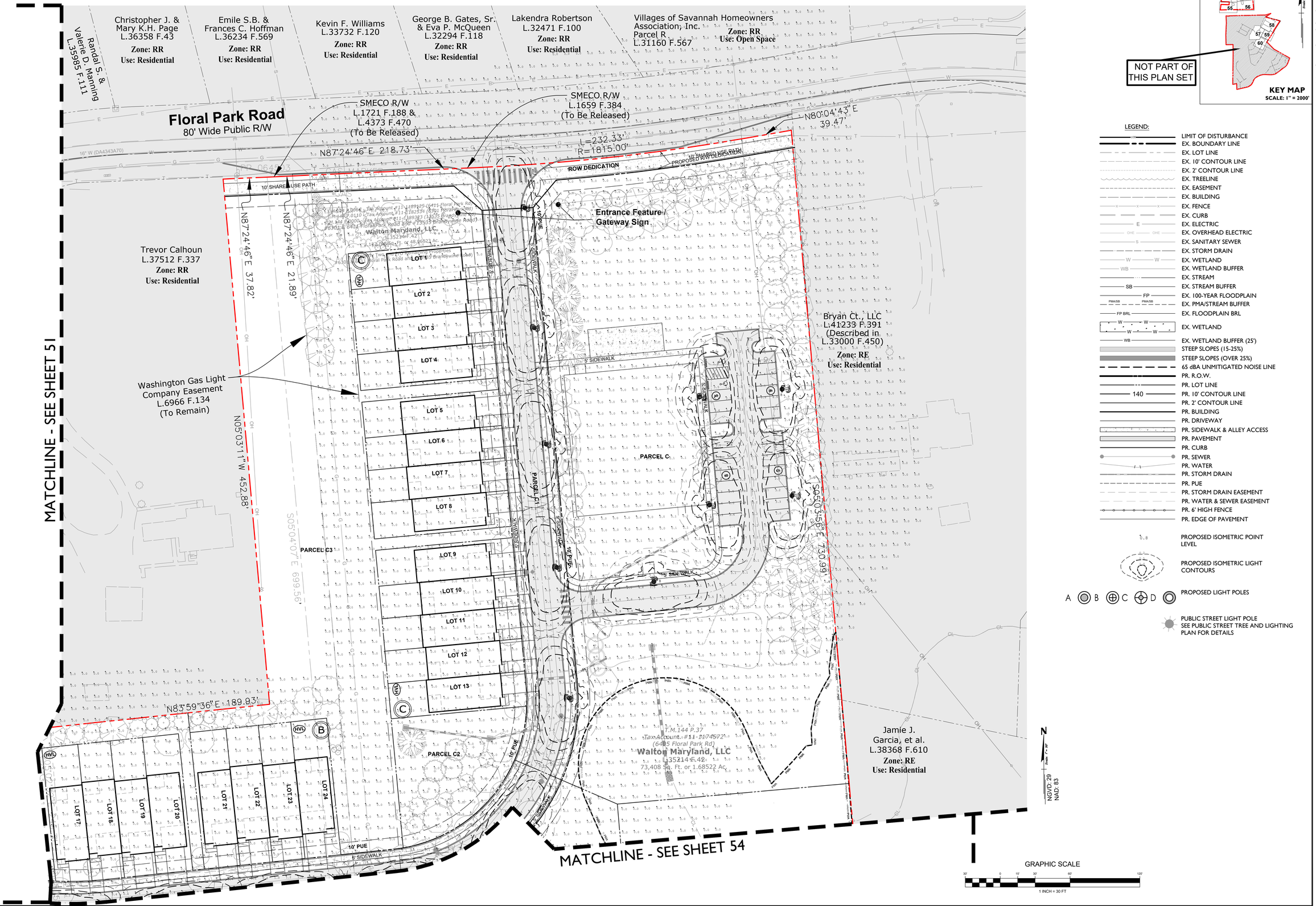
RELEASE FOR

BY _____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 51 OF 61



REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 52 OF 61

MATCHLINE - SEE SHEET 51

Evelyn Drew et al
L.5240 F.280

Zone: RE
Use: Residential

Evelyn Drew et al
L.5240 F.280

S85°02'59"E 198.22'

N06°07'59"E 176.87'

South Hill Road
Private Road - Variable Width Paving

Tax Map 144,
Parcel 168
Haril H. &
Adelaide M. Scott
L.3700 F.852

Zone: RE
Use: Vacant

15' R/W
L.2054 F.569 &
L.2187 F.28
(To Remain)

Carnell M. Walls
L.5381 F.260
Parcel 1

Zone: RE
Use: Vacant

N06°18'01"E 589.06'

30' R/W
L.3372 F.541
(To Remain)

Garnell
M. Walls
L.5114
F.78

Zone: RE
Use: Vacant

ımes E. &
harlotte B.
ashington
961 F.300

Zone: RE
: Residential

T.M.144 P.0066 - Tax Account #11-1189125 (6411 Floral Park Road)
T.M.144 P.0100 - Tax Account #11-1582584 (6301 Floral Park Road)
T.M.144 P.0000 - Tax Account #11-1189323 (13538 Brandywine Road)
#6301 & 6411 Floral Park Road and #13535 Brandywine Road

Walton Maryland, LLC
L.35258 F.582
2,134,708 Sq. Ft. or 48.98023 Ac.

Property Two and P/O Remaining Properties
#6301 & 6411 Floral Park Road and #13535 Brandywine Road

N88°26'40"W 459.00'

MATCHLINE - SEE SHEET 55

PARCEL A
PARCEL A2
PARCEL A3
PARCEL F1
PARCEL F2
PARCEL F4
PARCEL G1
PARCEL G2
PARCEL G3
PARCEL E1

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24

10' PUE
5' SIDEWALK
6' SIDEWALK
8' SHARED USE PATH
HVL
FP
PMA/SB

MATCHLINE - SEE SHEET 54

MATCHLINE - SEE SHEET 57

NOT PART OF THIS PLAN SET

KEY MAP
SCALE: 1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
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- PR. STORM DRAIN
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- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PROPOSED ISOMETRIC POINT LEVEL
- PROPOSED ISOMETRIC LIGHT CONTOURS
- PROPOSED LIGHT POLES
- PUBLIC STREET LIGHT POLE
  SEE PUBLIC STREET TREE AND LIGHTING PLAN FOR DETAILS

N
Scale: 1" = 30'
NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:
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Email: MTMuddiman@drhorton.com

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

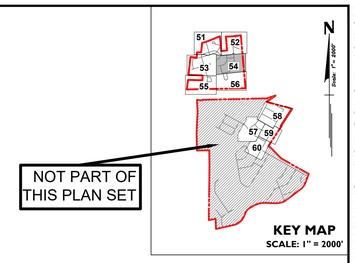
RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE _____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 53 OF 61



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- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT

0.8 PROPOSED ISOMETRIC POINT LEVEL

PROPOSED ISOMETRIC LIGHT CONTOURS

A B C D PROPOSED LIGHT POLES

PUBLIC STREET LIGHT POLE SEE PUBLIC STREET TREE AND LIGHTING PLAN FOR DETAILS

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD 29
NAD 83

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 54 OF 61

MATCHLINE - SEE SHEET 53

MATCHLINE - SEE SHEET 56

Alphonso & Cynthia Wilkerson
L.22228 F.50
Zone: RE
Use: Residential

James E. & Charlotte B. Washington
L.8961 F.300
Zone: RE
Use: Residential

South Hill Road
Private Road - Variable Width Paving

Alphonso & Cynthia Wilkerson
L.22228 F.50
Zone: RE
Use: Residential

N/F Roscoe C. Cartwright Lodge #129
L.32322 F.79
Zone: RE
Use: Residential

S88°20'15"E 470.73'

N01°52'55"E 290.71'

Easement Agreement for driveway and garage
L.34427 F.167
(To Remain)

N06°21'20"E 317.64'

15' Washington Gas Light Company Easement
L.3439 F.671
(To Remain)
PARCEL F

30' R/W
Mentioned in
L.34550 F.522
(To Remain)

Right of Entry Agreement
L.8984 F.55
(To Be Released)

PARCEL G1

Maryland Department of the Environment R/W
L.8984 F.52
(To Remain)

Washington Gas Light Company Easement
L.6966 F.134
(To Remain)

S88°40'28"W 1414.83'

S88°40'28"W 496.28'

PARCEL G

PARCEL 65

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24

10' TRAIL

5' SIDEWALK

15" PIPE

PEPCO
L.4367
F.226

PEPCO
L.4319
F.115

PEPCO
L.4288 F.409
Zone: RE
Use: Utility

PEPCO
L.4346 F.17
Zone: RE
Use: Utility

NOT PART OF THIS PLAN SET

KEY MAP
SCALE: 1" = 2000'

LEGEND:

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- PUBLIC STREET LIGHT POLE SEE PUBLIC STREET TREE AND LIGHTING PLAN FOR DETAILS

GRAPHIC SCALE
1 INCH = 30 FT

NGVD: 29
NAD: 83

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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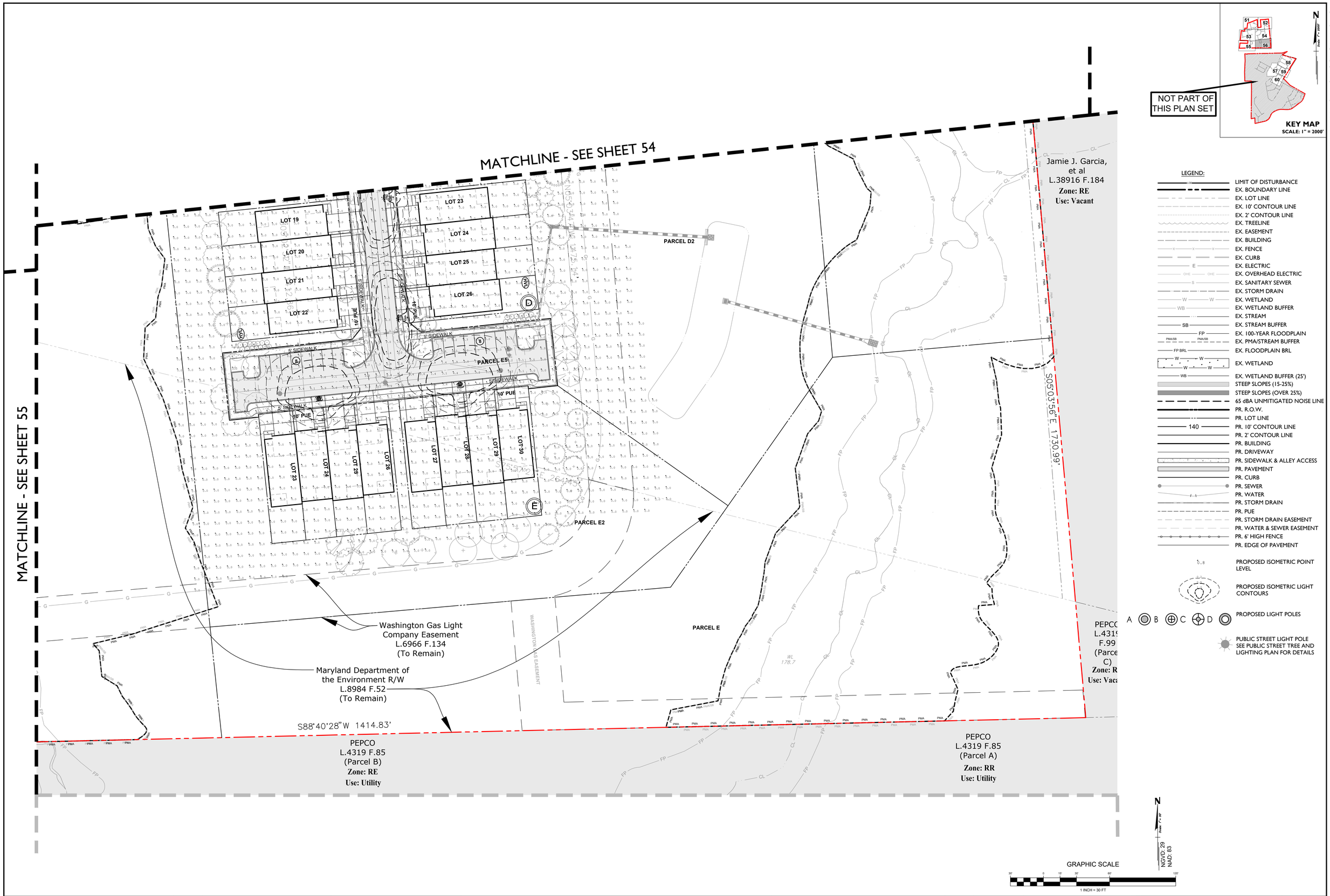
RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 55 OF 61



REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

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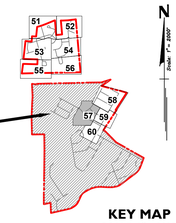
LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 56 OF 61

PRELIMINARY NOT FOR CONSTRUCTION

NOT PART OF THIS PLAN SET



KEY MAP
SCALE: 1" = 2000'

PARCEL T

PART OF PARCEL S2

PART OF PARCEL V1

PART OF PARCEL X

PART OF PARCEL Y3

PARCEL W1

PARCEL W

PART OF PARCEL R2

Ingress/Egress Easement L.8763 F.341 (To Be Removed or Modified)

10' TRAIL

10' SHARED USE PATH

5' SIDEWALK

10' PUE

44' PRIVATE ROW

Road GG

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33

MATCHLINE - SEE SHEET 58

MATCHLINE - SEE SHEET 59

NGVD: 29
NAD: 83

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
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GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

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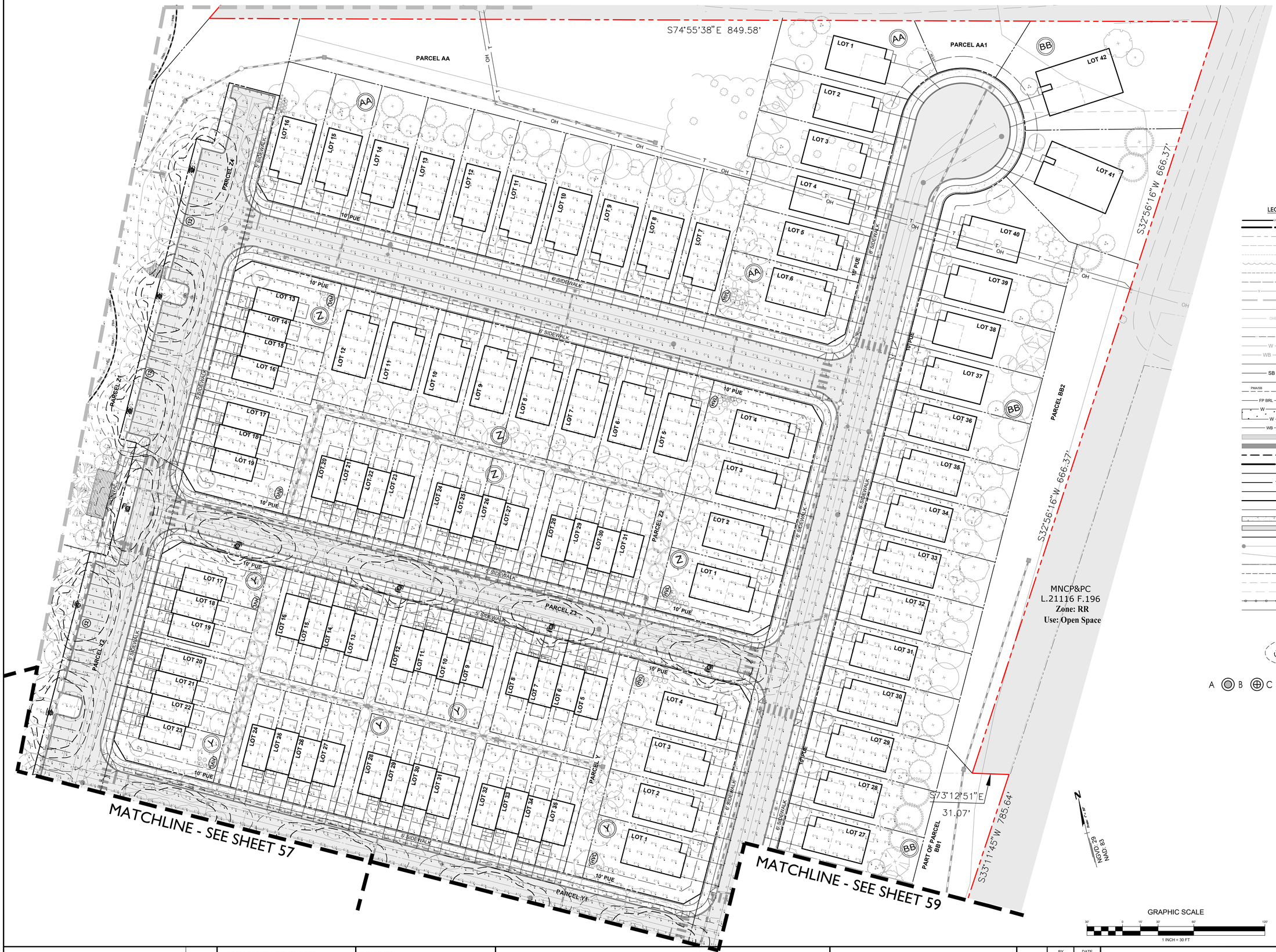
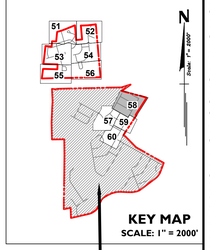
LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 57 OF 61

PRELIMINARY NOT FOR CONSTRUCTION





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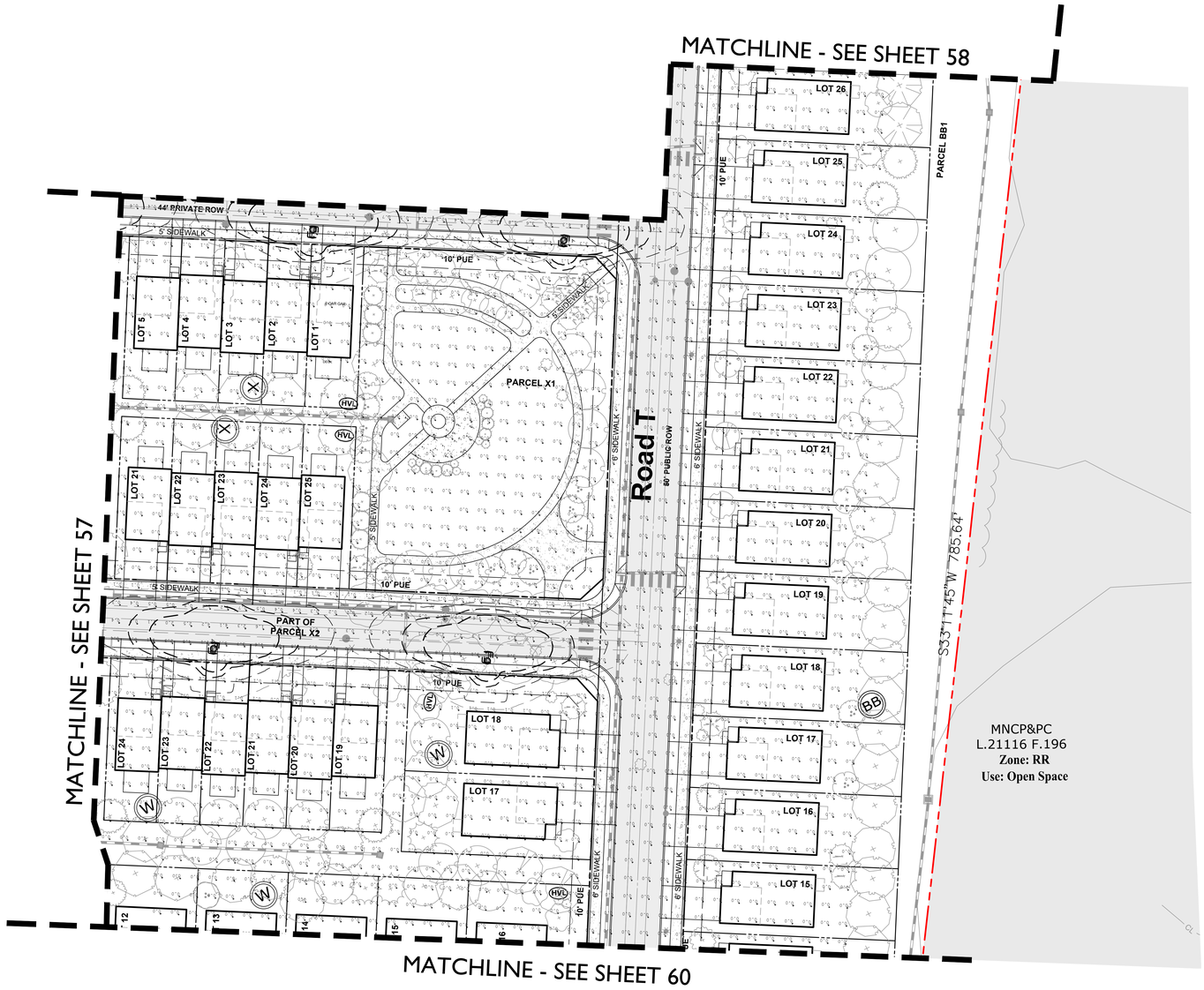
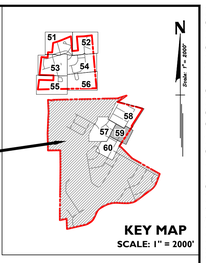
LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 58 OF 61





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N
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NAD 83

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1 INCH = 30 FT

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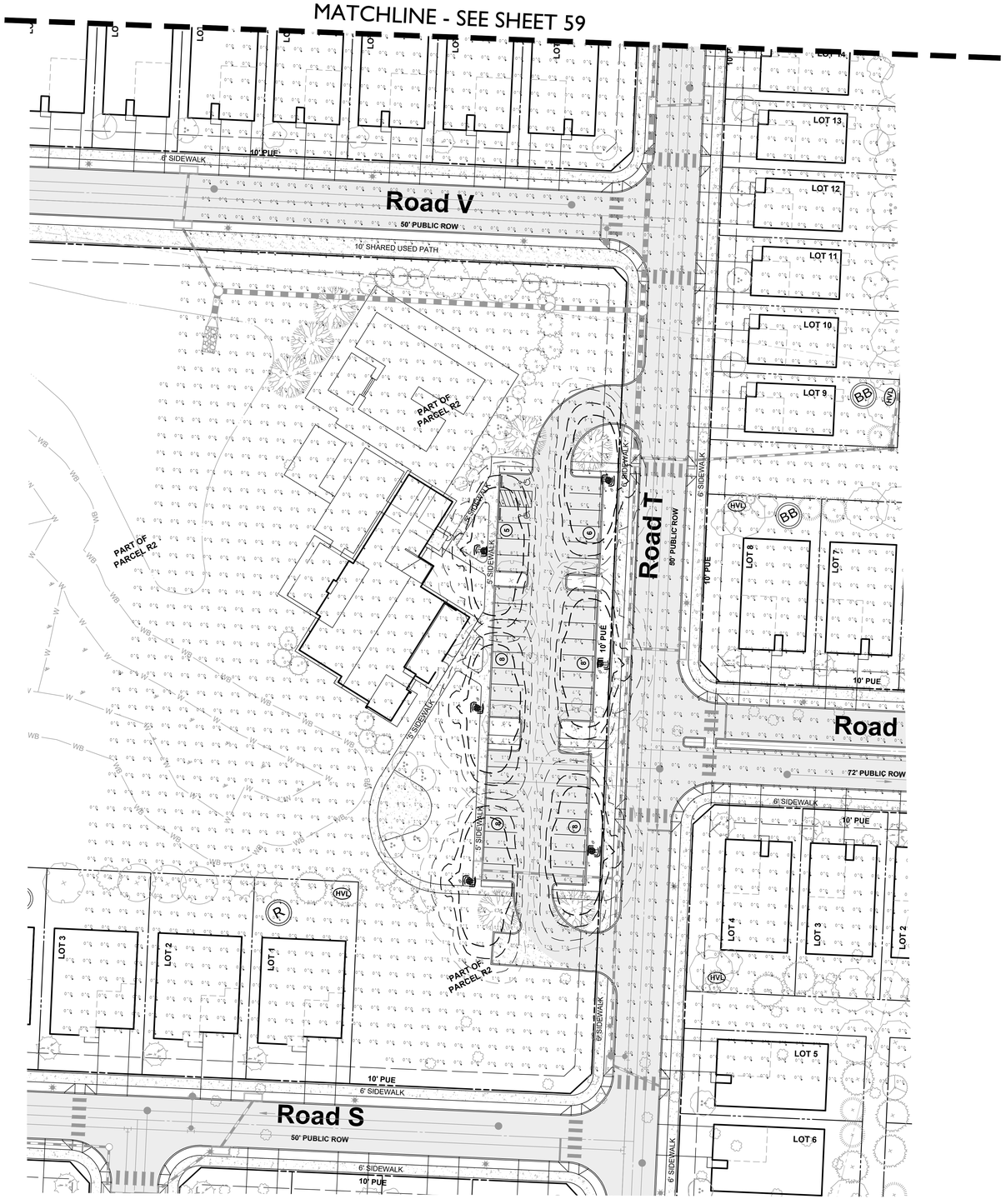
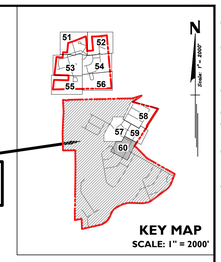
LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 59 OF 61





NOT PART OF THIS PLAN SET

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- LIMIT OF DISTURBANCE
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. EASEMENT
- EX. BUILDING
- EX. FENCE
- EX. CURB
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- 65 dBA UNMITIGATED NOISE LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. BUILDING
- PR. DRIVEWAY
- PR. SIDEWALK & ALLEY ACCESS
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT
- PR. 6' HIGH FENCE
- PR. EDGE OF PAVEMENT
- PROPOSED ISOMETRIC POINT LEVEL
- PROPOSED ISOMETRIC LIGHT CONTOURS
- PROPOSED LIGHT POLES
- PUBLIC STREET LIGHT POLE SEE PUBLIC STREET TREE AND LIGHTING PLAN FOR DETAILS

N

NGVD 29
NAD 83

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015

PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No.
DATE: MAY 2026
SHEET No. 60 OF 61

PRELIMINARY NOT FOR CONSTRUCTION

Valiant™ Full Cutoff LED
Series AVPCL2

PRODUCT OVERVIEW

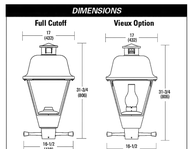
Applications:

Roadways
Streetscapes
Walkways
Pathways
Parks

Luminaire is IDA-DSOE when equipped with 3000K or lower CCT and 0 TGP optical module.

DIMENSIONS

Full Cutoff / Vieux Option



Effective Projected Area (EPA)
The EPA for the AVPCL2 is 1.4 sq. ft.
The EPA for the AVPCL2 Vieux is 2.4 sq. ft.
Fixture weight – 38 lbs.
Shown with BCC cupola option. Reference page 3 for detail on cupola options

STANDARDS

Rated from -40°C up to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with all applicable ANSI C136 standards
Government Procurement
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Note: Specifications subject to change without notice.
Valiant Full Cutoff LED Series - AVPCL2

Features:

OPTICAL

Producing between 3,300–14,700 lumens, the Valiant AVPCL2 family replaces up to 250W HID luminaires with optimal performance and visual comfort in a variety of applications.
Zero uplight to minimize light pollution and protect the night skies.
Silicone optics provide superior optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution.
IP66 proven workhorse LED light engine in 16 different output packages.
Available in color temperature choices of 2700K, 3000K and 4000K, all at a 70 CRI minimum
Silicon optics provide crisp, well defined lighting distributions in four (4) distinct light distribution options; Type II, Type III, Type IV, and Type V

ELECTRICAL

LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.
Saves an expected of 40-60% over comparable HID luminaires.
Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA (standard) or 20kV/10kA protection.
Luminaire available with either a 0-10v dimmable driver or DALI D4i driver. Luminaire is continuous and step dimming capable via AO option or other installed controls.
XVOLT tank driver option for protection against dropped neutrals and other power quality issues.

MECHANICAL

Die-cast aluminum housing, engineered for sturdy lifelong performance complete with die-cast aluminum hood featuring a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access.
Standard black finish is matte texture. All other finishes are smooth gloss.
Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws.

CONTROLS

The Acuity designed ANSI 7-pin receptacle is available, which supports traditional locking style photocontrols such as the Extreme long-life solid-state locking style photocontrol - PCLL (20 year rated life).
Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.
The DC connect option is a factory embedded low wattage dusk to dawn photocontrol that increases longevity vs. line voltage controls and also eliminates the need to separately inventory controls.
The Local Connect option provides a simple means to collect luminaire attribute data, asset location information and execute point-to-point on/off/dim commands via secure Bluetooth link using smartphone platforms.
Cell Connect is an embedded network photocontrol with cellular communication. It provides digital switching, precise dimming, and revenue grade metrology. Cell Connect leverage D4i drivers to communicate real-time data to UbiVu, a cloud-based asset management system.
Additionally, it can be equipped with sensor-ready technology to support Zhaga standard sensors enabling smart city solutions utilizing long range network nodes to enable remote monitoring and control.
Variety of cupola options to accommodate nearly any node on the market in an aesthetic shroud.

American Electric Lighting

Valiant™ Full Cutoff LED
Series AVPCL2

ORDERING INFORMATION

Series
- **AVPCL2** Valiant Full Cutoff LED

Performance Package

Package	Input Watts	Lumens (nominal)
P101	30	3,400
P102	40	4,300
P103	50	5,200
P151	50	5,500
P152	60	6,600
P153	70	7,400
P201	70	7,800
P202	80	8,600
P203	90	9,300
P204	100	11,100
P451	100	12,200
P452	110	13,200
P300	41	7,400
P301	70	8,300
P302	80	9,400
P303	90	10,300
P304	100	11,100
P451	100	12,200
P452	110	13,200

Voltage
- **XVOLT** 120-277V
- **XVOLT** 347-480V
- **XVOLT** 277-480V with enhanced power quality protection

Driver
- **ZT** 0-10V dimmable driver
- **D4i** D4i driver

Color Temperature (CCT)
- **27K** 2700K
- **30K** 3000K
- **40K** 4000K

Distribution
- **R2** Type II
- **R3** Type III
- **R4** Type IV
- **RS** Type V

SEE PLAN FOR TYPE LOCATIONS

Paint (textured)
- **BK** Black
- **GY** Gray
- **DDB** Dark Bronze
- **WH** White
- **BZ** Bronze

Top Receptacle
- **NTR** No Top receptacle
- **PR3** 3 Pin NEMA receptacle
- **PR7** 7 pin NEMA receptacle
- **ZRT** Zhaga receptacle top

Cupola
- **SCC** Standard cupola
- **SNC** Smart node cupola
- **XC** No cupola

Twist-Lock Photocontrols
- **PCLL** Solid State Long Life Photocontrol, 120-277V (fail off)
- **PCSS** Solid State Photocontrol 120-277V (fail on) (Not CSA Listed)
- **P34** Solid State Long Life Photocontrol, 347V (fail off)
- **P48** Solid State Long Life Photocontrol, 480V (fail off)
- **SH** Shorting cap
- **DZP** DTL DZP DC Zhaga Photocontrol

Embedded Controls
- **ALCE** Local Connect Basic
- **ALCC** Local Connect Custom
- **ALCF** Local Connect Full
- **DDC** DC Connect Photocontrol
- **UBC** Cell Connect

Miscellaneous Options
- **XL** Not CSA Listed (no terminal block cover)
- **A0** Field Adjustable Output module
- **SS** Stainless Steel hardware
- **TL** Tool-less trigger latch entry
- **NL1X1** 1"x 1" NEMA label
- **NL2X2** 2"x 2" NEMA label
- **LDR** Ladder Rest
- **CR** Epoxy Pre-Coat Finish
- **20KV** 20kV/10kA surge protection device
- **BAA** Buy America(n) Act and/or Build America Buy America Qualified
- **VX** Vieux Option
- **VXCA** VX option with Clear Acrylic lens
- **HSS** Factory Installed Louvered HSS

Prewired leads
- **L1H** 1.5 ft. prewire leads
- **L03** 3 ft. prewire leads
- **L10** 10 ft. prewire leads
- **L20** 20 ft. prewire leads
- **L25** 25 ft. prewire leads
- **L30** 30 ft. prewire leads

Accessory
House Side Shield shipped separately and installed in the field
- **FHSSLEM10-15R2.RS** P10x or P15x package, R2 or R5 optic
- **FHSSLEM10-15R3.R4** P10x or P15x package, R3 optic
- **FHSSLEM20-30R2.RS** P20x or P30x package, R2 or R5 optic
- **FHSSLEM20-30R3** P20x or P30x package, R3 optic
- **FHSSLEM45R2.RS** P45x package, R2 or R5 optic
- **FHSSLEM45R3.R4** P45x package, R3 optic

Note: Check the OPTIONS MATRIX on page 3 for compatibility and restrictions.

American Electric Lighting
AEL Headquarters, 1 Acuity Way, Decatur, GA 30035
www.americanelectriclighting.com
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Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.
Please contact your sales representative for the latest product information.

1 COLONIAL POLE LIGHT FIXTURES

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

FRTFDB
Round Tapered Fiberglass Direct Burial

Construction
- Poles are made from fiberglass reinforced composite with a minimum of 65% E-type fiberglass by weight.
- Pole resin is ultraviolet resistant and pigmented approximately the same color as the final coating.
- Poles are flame resistant per ASTM D635
- Anti-rotation flare is structurally integrated into the pole base
- Handhole is 2-1/2" x 5", cover and fastener (1/4" socket head screw) are included.
- Two 2-1/2 x 6" wire access holes are located 24" below grade
- Plain top versions (PLN) have internal support structure to allow for luminaire attachment via set screws

Finish
- Poles shall be painted with a smooth weather resistant, polyurethane coating with a minimum thickness of 1.5 mils.
- Poles meet a minimum 5000 hours of accelerated aging in accordance with ASTM G154 without fiber exposure, crazing or chalking.

Government Procurement
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

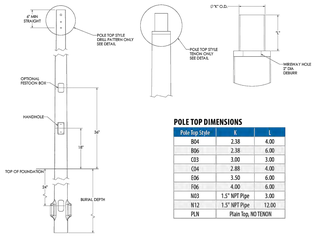
Warranty
Contact factory for warranty information on this pole product. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Other Acuity warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

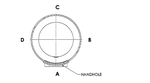
BAA BABA

DIMENSIONAL DATA

POLE TOP STYLE



DRILL PATTERN ORIENTATION



POLE TOP DIMENSIONS

Pole Top Style	K	L
B04	2.38	4.00
B06	2.38	6.00
C03	3.00	3.00
C04	2.88	4.00
E06	3.50	6.00
F06	4.00	6.00
N03	1.5" NPT Pipe	3.00
N12	1.5" NPT Pipe	12.00
PLN	Plain Top, NO TENON	

DRILL PATTERN ORIENTATION

Pole Top Style	Orientation
D01	1 Unit C
D02	2 Units at 180 B, D
D03	3 Units @ 90 B, C, D
D04	4 Units @ 90 A, B, C, D
D05	2 Units @ 90 B, C

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2 LIGHT POLE

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

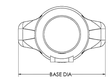
FRTFDB
Round Tapered Fiberglass Direct Burial

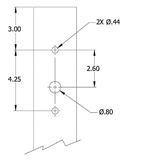
ORDERING INFORMATION Example: FRTFDB 18 525 PLN NDR BK

Series	Pole Top Style	Pole Top Drill Pattern	Finish	Options
FRTFDB Round Tapered Fiberglass Direct Burial Poles	B04 Tenon, 2.38 O.D. x 4" LG.	NDR No Drill Pattern	BK Black Paint	FST Festoon Box
	B06 Tenon, 2.38 O.D. x 6" LG.	MG3 Drill Pattern, 2 hole, 3" from top	BZ Bronze Paint	TRP Tamper resistant fasteners
	C03 Tenon, 3.00 O.D. x 3" LG.	AD2 Drill Pattern, 2 hole, 2.25" from top (for Autobahn and AutoConnect decorative arms)	GN Green Paint	BAA Buy America(n) Act Compliant
	C04 Tenon, 2.88 O.D. x 4" LG.		GR Gray Paint	
	E06 Tenon, 3.50 O.D. x 6" LG.		WH White Paint	
	F06 Tenon, 4.00 O.D. x 6" LG.		DDB Dark Bronze	
	N03 Tenon, 1.5 NPT Pipe x 3" LG.			
	N12 Tenon, 1.5 NPT Pipe x 12" LG.			
	PLN Plain pole cap, no tenon			
	D01 Drilling for 1 unit			
	D02 Drilling for 2 units @ 180			
	D03 Drilling for 3 units @ 90			
	D04 Drilling for 4 units @ 90			
	D05 Drilling for 2 units @ 90			

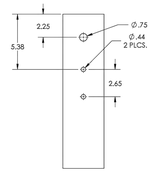
Note
Select Base Pole Number from table on page 3

BASE DETAIL





DRILL PATTERN "MG3"



DRILL PATTERN "AD2"

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LIGHT FIXTURE SCHEDULE

SYMBOL	ID	QTY	DESCRIPTION	MODEL	MANUFACTURER	MT HT.	TEMP	ARRANGEMENT	DISTRIBUTION	LUM. LUMNENS	LUM. WATTS	LLF	NOTES
A	A	13	Valiant™ Full Cutoff LED Series AVPCL2	AVPCL2-P300-30K-R2	AEL	12'-0"	3000K	SINGLE	TYPE 2	7122	61.00	0.95	BLACK TO MATCH POLE
B	B	44	Valiant™ Full Cutoff LED Series AVPCL2	AVPCL2-P300-30K-R3	AEL	12'-0"	3000K	SINGLE	TYPE 3	7068	61.00	0.95	BLACK TO MATCH POLE
C	C	21	Valiant™ Full Cutoff LED Series AVPCL2	AVPCL2-P300-30K-R4	AEL	12'-0"	3000K	SINGLE	TYPE 4	6676	61.00	0.95	BLACK TO MATCH POLE
D	D	6	Valiant™ Full Cutoff LED Series AVPCL2	AVPCL2-P300-30K-R3HSS	AEL	12'-0"	3000K	SINGLE	TYPE 3 HSS	7405	61.00	0.95	BLACK TO MATCH POLE

3 LIGHT FIXTURE SCHEDULE

NOTES:

1. PROPOSED LIGHTING MAY BE REPLACED WITH M-NCPPC APPROVED EQUAL.
2. ALL PRIVATE LIGHTS MUST BE MATCHED IN STYLE TO PUBLIC LIGHTING PROVIDED BY SMECO.
3. ALL LIGHTS TO BE FULL CUT-OFF FIXTURES DIRECTED DOWNWARD, MOUNTED ON NON-CORROSIVE POLES.
4. CORRELATED COLOR TEMPERATURE (CCT) OF STREET LIGHTS SHALL NOT EXCEED 3000K.
5. COMPLY WITH CURRENT CODE REQUIREMENTS.
6. FOOT CANDLE LEVELS SHOWN ARE CONCEPTUAL IN NATURE AND ARE PROVIDED FOR PLANNING PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY.
7. INSTALL ALL LIGHTING FIXTURES, POLES, AND ASSOCIATED ATTACHMENTS IN ACCORDANCE WITH MANUFACTURER STANDARDS AND SPECIFICATIONS.
8. OUTPUT PERFORMANCE OF PROPOSED FIXTURES IS BASED ON INFORMATION PROVIDED BY OTHERS. RODGERS CONSULTING, INC. IS NOT RESPONSIBLE FOR VARIATIONS DUE TO ACTUAL SITE CONDITIONS.
9. COORDINATE WITH THE LIGHTING CONSULTANT PRIOR TO PURCHASING FIXTURES TO CONFIRM MOUNTING OPTIONS, DISTRIBUTION TYPES, AND REQUIRED ACCESSORIES.
10. CONTRACTOR SHALL COORDINATE FIXTURE DRIVERS WITH ASSOCIATED CONTROLS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
11. NO LIGHT FIXTURES ARE PROPOSED IN HOA OPEN SPACES, ALONG TRAILS, OR IN OTHER AMENITY AREAS.

REVISION	DATE
REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS	3/04/26

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
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Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe
RELEASE FOR
BY _____ DATE ____

LANDSCAPE AND LIGHTING PLAN
SDP-2025-0015
PHOTOMETRIC NOTES & DETAILS

SCALE: NTS
JOB No.
DATE: MAY 2026
SHEET No. 61 OF 61

1 A-101 FLOOR PLAN

SCALE 1/8"=1'-0" 6,032 SQ. FT.

OUTDOOR SPACE: 1,728 SQ. FT.

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

CLIENT REVIEW ONLY
2025
NOT FOR CONSTRUCTION
NOT FOR PERMITS

Saddle Ridge Clubhouse

Prince George County, MD

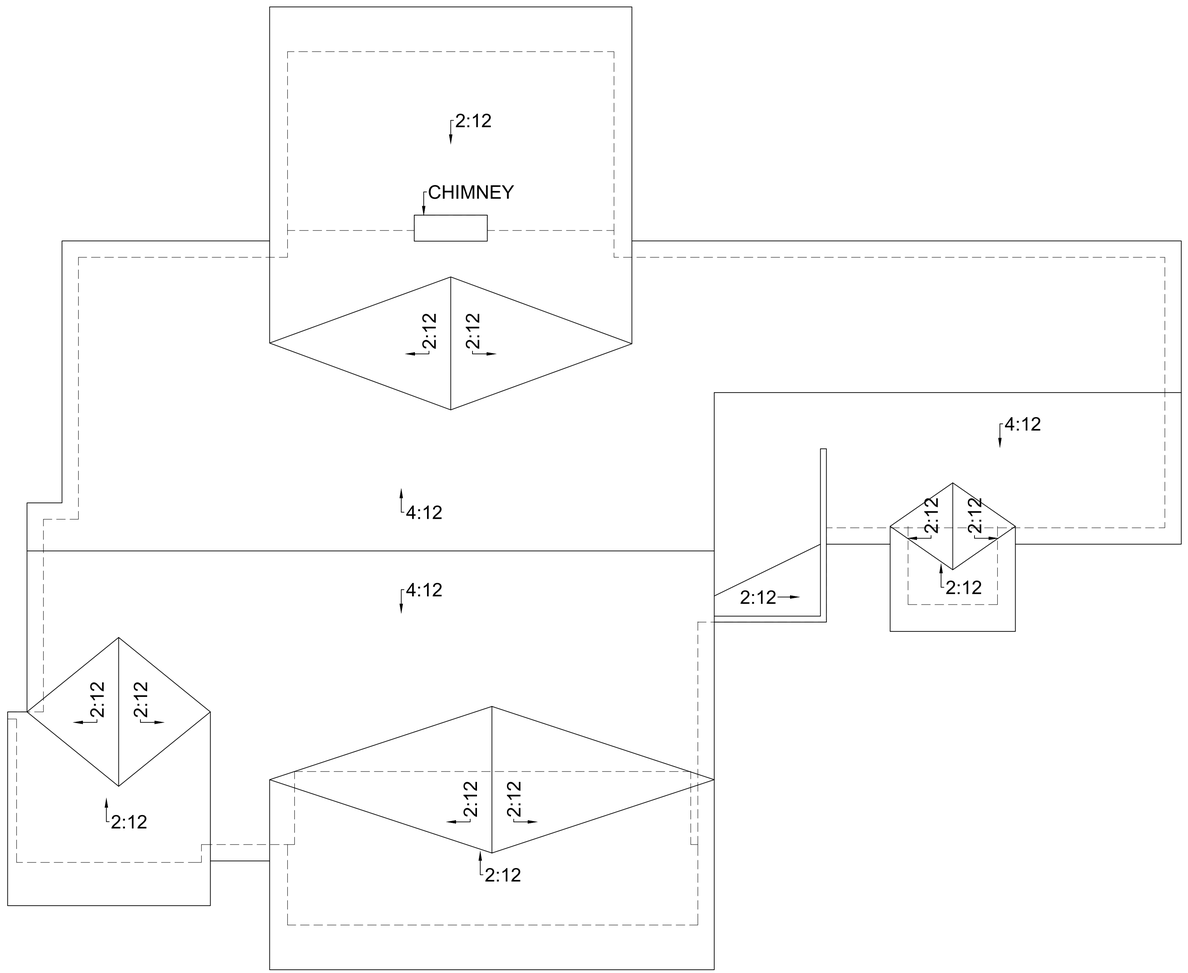
FIRST FLOOR PLAN

REV.	DESCRIPTION	DATE
-	-	-

PROJECT NUMBER :	25-01-1009
FILE NAME :	
DRAWN BY :	XXX
PLOT DATE :	9/18/2025

SHEET No.

A-101



1 A-103 ROOF PLAN
SCALE 1/8"=1'-0"

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

9/18/25

CLIENT REVIEW ONLY
2025
NOT FOR CONSTRUCTION
NOT FOR PERMITS

Saddle Ridge Clubhouse
Prince George County, MD

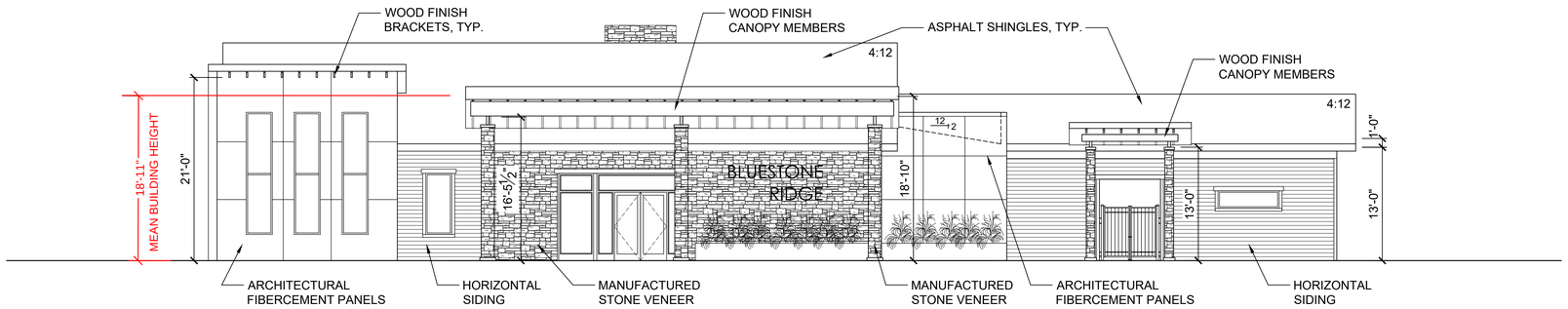
ROOF PLAN

REV.	DESCRIPTION	DATE
.	.	.

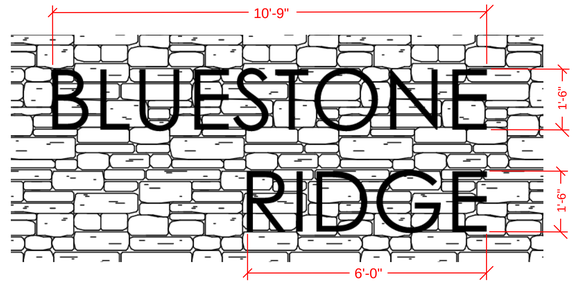
PROJECT NUMBER :	25-01-1009
FILE NAME :	
DRAWN BY :	XXX
PLOT DATE :	9/18/2025

SHEET No.

A-103



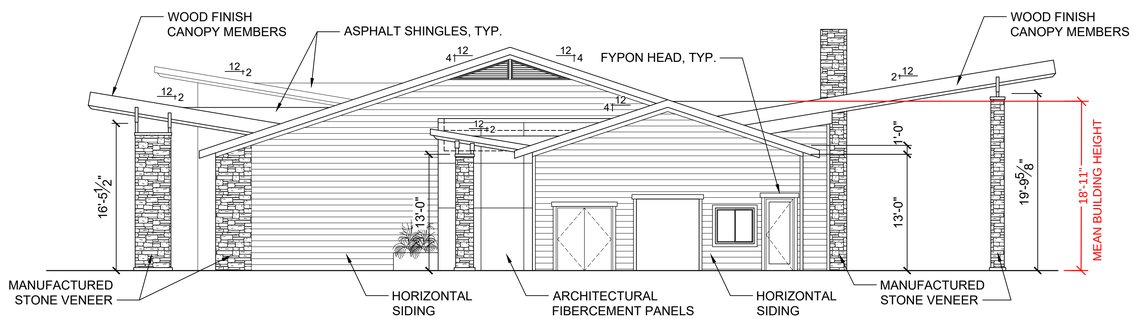
1 A-201 FRONT ELEVATION
SCALE 1/8"=1'-0"



COMMUNITY CLUBHOUSE SIGN

1) PIN-MOUNTED 18" HEIGHT ALUMINUM LETTERS (OVER STONE VENEER OF BUILDING)
   COLOR: POWDER COATED BLACK

2) ILLUMINATION TO BE PROVIDED WITH BUILDING DETAILS.
   MOUNTED EITHER DIRECTLY ABOVE SIGN AND AIMED DOWNWARDS OR UNDER ROOF OVER HANG AND AIMED AT WALL SURFACE FROM AN ANGLE.



2 A-201 SIDE ELEVATION
SCALE 1/8"=1'-0"

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

9/18/25

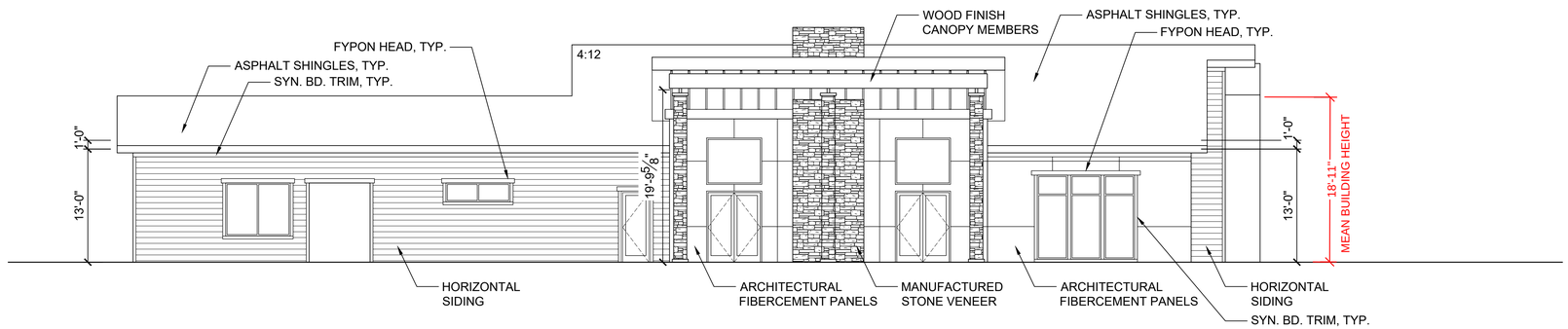
CLIENT REVIEW ONLY
2025
NOT FOR CONSTRUCTION
NOT FOR PERMITS

Saddle Ridge Clubhouse
Prince George County, MD
ELEVATIONS

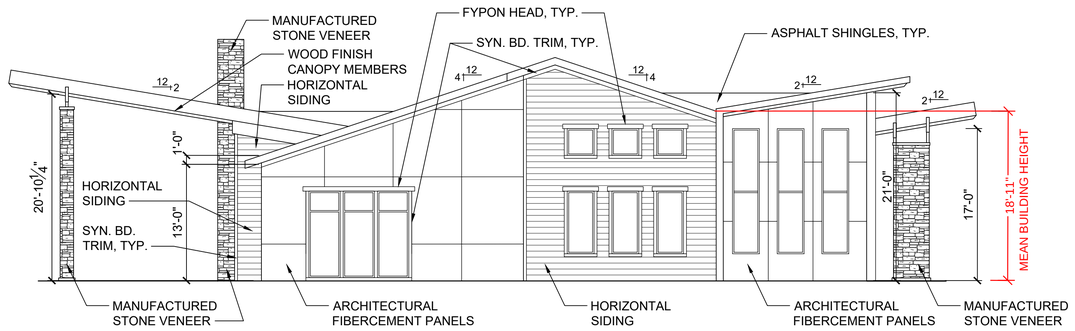
REV.	DESCRIPTION	DATE
.	.	.

PROJECT NUMBER :	25-01-1009
FILE NAME :	
DRAWN BY :	XXX
PLOT DATE :	9/18/2025

SHEET No.
A-201



1 / A-202 REAR ELEVATION
SCALE 1/8"=1'-0"



2 / A-202 SIDE ELEVATION
SCALE 1/8"=1'-0"

9/18/25

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

CLIENT REVIEW ONLY
2025
NOT FOR CONSTRUCTION
NOT FOR PERMITS

Saddle Ridge Clubhouse
Prince George County, MD

ELEVATIONS

REV.	DESCRIPTION	DATE
.		.

PROJECT NUMBER :	25-01-1009
FILE NAME :	
DRAWN BY :	XXX
PLOT DATE :	9/18/2025

SHEET No.

A-202

SADDLE RIDGE

TYPE 2 TREE CONSERVATION PLAN TCP2-2026-0032

Sheet List Table	
Sheet Number	Sheet Title
1	Cover Sheet
2	Specimen Tree Table
3	Plant Scheduling
4	Plan Sheet
5	Plan Sheet
6	Plan Sheet
7	Plan Sheet
8	Plan Sheet
9	Plan Sheet
10	Plan Sheet
11	Plan Sheet
12	Plan Sheet
13	Plan Sheet
14	Plan Sheet
15	Plan Sheet
16	Plan Sheet
17	Plan Sheet
18	Plan Sheet
19	Plan Sheet
20	Plan Sheet
21	Plan Sheet
22	Plan Sheet
23	Plan Sheet
24	Plan Sheet
25	Plan Sheet
26	Plan Sheet
27	Plan Sheet
28	Plan Sheet
29	Plan Sheet
30	Plan Sheet
31	Plan Sheet
32	Plan Sheet
33	Offsite Sewer Clearing Exhibit
34	Notes & Details

Woodland Summary Tables

Woodland Cleared	
Number	Ac
Clear-1	35.31
Clear-2	0.01
Clear-3	0.20
Clear-4	0.62
Clear-5	0.92
Clear-6	12.83
Clear-7	0.56
Clear-8	0.67
Clear-9	6.91
Clear-10	0.06
Clear-11	0.69
Clear-12	<0.01
Clear-13	0.05
Clear-14	0.02
Clear-15	13.14
Clear-16	0.31
Clear-17	2.37
Clear-18	1.10
Clear-19	26.69
Clear-20	22.90
TOTAL	125.36

Cleared-FP	
Number	Ac
C-FP-1	0.01
C-FP-2	0.01
C-FP-3	1.09
C-FP-4	<0.01
C-FP-5	<0.01
C-FP-6	0.01
C-FP-7	<0.01
C-FP-8	0.42
C-FP-9	0.05
C-FP-10	0.03
C-FP-11	0.12
C-FP-12	<0.01
C-FP-13	0.01
C-FP-14	0.46
C-FP-15	0.49
C-FP-16	0.01
C-FP-17	0.01
C-FP-18	0.02
C-FP-19	<0.01
TOTAL	2.74

Cleared-Offsite	
Number	Ac
C-OS-1	6.50
C-OS-2	2.68
C-OS-3	1.28
TOTAL	10.46

Woodland Preservation	
Number	Ac
WPA-2	1.40
WPA-3	0.40
WPA-4	1.45
WPA-5	2.45
WPA-6	1.25
WPA-7	1.01
WPA-8	0.25
WPA-9	1.67
WPA-10	3.74
WPA-11	1.97
WPA-12	0.02
WPA-13	0.84
WPA-14	7.45
WPA-15	4.50
WPA-16	2.35
WPA-17	3.00
WPA-18	1.29
WPA-19	<0.01
WPA-20	0.67
WPA-21	0.68
WPA-22	1.10
WPA-23	0.56
WPA-24	1.51
WPA-25	2.50
WPA-26	0.05
WPA-27	1.95
WPA-28	0.16
WPA-29	0.11
WPA-30	2.55
WPA-31	0.67
WPA-32	0.05
WPA-33	2.94
WPA-34	0.40
WPA-35	4.23
WPA-36	5.69
WPA-37	0.25
WPA-38	0.36
WPA-39	0.64
WPA-40	7.27
WPA-41	1.70
WPA-42	0.36
TOTAL	72.02

Woodland Retained - Not Credited	
Number	Ac
WP-NC-1	0.01
WP-NC-2	0.03
WP-NC-3	0.01
WP-NC-4	<0.01
WP-NC-5	<0.01
WP-NC-6	<0.01
WP-NC-7	0.04
WP-NC-8	0.19
WP-NC-9	0.25
WP-NC-10	0.49
WP-NC-11	0.13
WP-NC-12	0.46
WP-NC-13	0.04
WP-NC-14	0.41
WP-NC-15	0.52
WP-NC-16	1.57
WP-NC-17	0.71
WP-NC-18	0.02
WP-NC-19	0.01
WP-NC-20	0.03
WP-NC-21	0.10
WP-NC-22	0.12
WP-NC-23	0.15
WP-NC-24	0.16
WP-NC-25	0.08
TOTAL	5.53

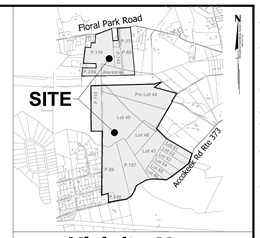
Landscape Credit	
Number	Ac
LC-1	0.28
LC-2	0.24
LC-3	0.16
TOTAL	0.68

Woodland Reforestation	
Number	Ac
WRA-1	0.77
WRA-2	0.57
WRA-3	0.61
WRA-4	0.68
WRA-5	0.11
WRA-6	0.45
WRA-7	0.76
WRA-8	0.14
WRA-9	0.03
WRA-10	0.87
WRA-11	0.26
WRA-12	0.12
WRA-13	0.29
WRA-14	0.51
WRA-15	0.30
WRA-16	0.11
WRA-17	0.08
WRA-18	0.05
WRA-19	0.65
WRA-20	0.19
WRA-21	0.01
WRA-22	0.18
WRA-23	0.15
WRA-24	0.60
WRA-25	0.16
WRA-26	0.56
WRA-27	0.19
WRA-28	0.58
WRA-29	0.14
WRA-30	0.10
WRA-31	0.91
WRA-32	0.20
WRA-33	1.07
WRA-34	0.22
WRA-35	0.33
WRA-36	0.39
WRA-37	0.04
WRA-38	0.04
WRA-39	0.29
WRA-40	0.23
WRA-41	0.10
WRA-42	0.06
WRA-43	0.30
Total	14.40

GRAPHIC SCALE

300' 0 150' 300' 600' 1,200'

1 INCH = 300 FT



Vicinity Map
SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-E & R-R
Zone	Aviation Policy Area (APA)	-
Administrative	Tax Grid (TMG)	144-C1, 144-C2, 144-C3, 144-C4, 144-D2, 144-D3, 144-D4
Administrative	WSSC Grid	217SE06, 218SE06, 219SE06
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	VII
Administrative	Joint Base Andrews Land Use Control Area (JBA LUCArea USAF)	-

Property Owners Awareness Certificate

I/we _____ hereby acknowledge that we are aware of this Type 2 tree Conservation Plan (TCP2) and we understand the requirements set forth in this TCP2.

SEE ATTACHED — 4.27.2026

Owner or Owners Representative — Date

Walton Maryland, LLC, a Maryland limited liability company, on behalf of itself or in capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable:

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: _____
Name: Michael Slavotinek
Title: Authorized Signatory

Site Statistics	Total
Gross Tract Area	289.36 AC
Existing 100-year floodplain	33.24 AC
Net tract area	256.12 AC
Existing woodland in the floodplain	29.24 AC
Existing woodland net tract	202.91 AC
Existing woodland total	232.15 AC
Existing PMA	78.90 AC
Regulated streams (linear feet of centerline)	16,292 LF
Riparian (wooded) buffer up to 300 feet wide	95.72 AC

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE [1 or 2] TREE CONSERVATION PLAN APPROVAL HISTORY

TCP [1 or 2] No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision
TCP2-011-2024				SDP-2304	SADDLE RIDGE INFRASTRUCTURE	TCP1-012-2023-01	
TCP2-2026-0032				SDP-2025-0015	SADDLE RIDGE	TCP1-012-2023-01	

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26				

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____
BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN
COVER SHEET

SCALE:	1" = 300'
JOB No.	0832P5
DATE:	MAY 2026
TCP No.	TCP2-2026-0032
SHEET No.	01 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\SDP-2025-0015_Saddle Ridge_TCP2_Cover Sheet.dwg

SDP-2025-0015_Saddle Ridge_TCP2_Cover Sheet.dwg 1:04 of 1:37104 of 137

Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I-Establishing Site Information- (Enter acres for each zone)			
1	Zone:	R-S		
2	Gross Tract:	289.36		
3	Floodplain:	33.24		
4	Previously Dedicated Land:	0.00		
5	Net Tract (NTA):	256.12	0.00	0.00
6	TCP Number	TCP2-2026-0032	Revision #	0
7	Property Description or Subdivision Name:	Saddle Ridge		
8	Is this site subject to the 1989 or 1991 Ordinance	N		
9	Is this site subject to the 1991 Ordinance	N		
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	N		
11	Is this one (1) single family lot? (Y or N)	N		
12	Are there prior TCP approvals which include a combination of this lots? (Y or N)	N		
13	Is any portion of the property in a WC Bank? (Y or N)	N		
14	Break-even Point (preservation) =	81.56	acres	
15	Clearing permitted w/o reforestion=	121.35	acres	

	SECTION II-Determining Requirements (Enter acres for each corresponding column)	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
16	Existing Woodland		202.91	29.24	
17	Woodland Conservation Threshold (WCT) =	20.00%	51.22		
18	Smaller of 17 or 18		51.22		
19	Woodland above WCT		151.69		
20	Woodland cleared		125.36	2.74	10.46
21	Woodland cleared above WCT (smaller of 16 or 17)		125.36		
22	Clearing above WCT (0.25 - 1) replacement requirement		31.34		
23	Woodland cleared below WCT		0.00		
24	Clearing below WCT (2:1 replacement requirement)		0.00		
25	Afforestation Required Threshold (AFT) =	15.00%	0.00		
26	Off-site WCA being provided on this property		0.00		
27	**Woodland Conservation Required**		95.76	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponging column)				
28	Woodland Preservation		72.02		
29	Afforestation / Reforestation		14.40	Bond amount:	$ 197,065.44
30	Natural Regeneration		0.00		
31	Landscape Credits		0.68		
32	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
33	Forest Enhancement Credit (Area * .25)	0.00	0.00		
34	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
35	Area approved for fee-in-lieu		0.00	Fee amount	$0.00
36	Off-site Woodland Conservation Credits Required		8.66		
37	Off-site WCA (preservation) being provided on this property		0.00		
38	Off-site WCA (afforestation) being provided on this property		0.00		
39	**Woodland Conservation Provided**		95.76	acres	

40	Area of woodland not cleared	77.55	acres
41	Net tract woodland retained not part of requirements:	5.53	acres
42	100-floodplain woodland retained	26.50	acres
43	On-site woodland conservation provided	86.42	acres
44	On-site woodland conservation alternatives provided	0.68	
45	On-site woodland retained not credited	32.03	acres

46 Prepared by: Rob Swam — Signed — 5/1/2026 — Date

Specimen Tree Table

Number	DBH	Common Name	Scientific Name	Condition	Comments	Disposition
1	32	white oak	*Quercus alba*	Good	Twin	Remove
2	30	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Remove
3	34	northern red oak	*Quercus rubra*	Good	Twin	Remove
4	33	white oak	*Quercus alba*	Good		Remove
5	32	tulip poplar	*Liriodendron tulipifera*	Fair	poor form	Retain
6	33	sweetgum	*Liquidambar styraciflua*	Fair	Trunk Rot	Retain
7	32	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
8	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
9	34	southern red oak	*Quercus falcata*	Good		Remove
10	33	sweetgum	*Liquidambar styraciflua*	Fair	Broken Branches	Remove
11	36	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
12	30	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
13	37	red maple	*Acer rubrum*	Fair	Trunk Cavities	Retain
14	41	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Retain
15	34	American beech	*Fagus grandifolia*	Good	Twin	Retain
16	40	American beech	*Fagus grandifolia*	Fair	Trunk Cavities	Retain
17	37	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Retain
18	39	pin oak	*Quercus palustris*	Poor	Dead branches- half dead tree	Remove
19	38	pin oak	*Quercus palustris*	Fair	Trunk Cavities	Retain
20	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
21	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
22	30	tulip poplar	*Liriodendron tulipifera*	Good		Retain
23	45	tulip poplar	*Liriodendron tulipifera*	Good		Retain
24	32	tulip poplar	*Liriodendron tulipifera*	Good		Remove
25	30	tulip poplar	*Liriodendron tulipifera*	Good		Remove
26	30	tulip poplar	*Liriodendron tulipifera*	Good		Remove
27	33	pin oak	*Quercus palustris*	Good		Retain
28	30	tulip poplar	*Liriodendron tulipifera*	Fair	Trunk Cavities	Retain
29	36	American beech	*Fagus grandifolia*	Good		Retain
30	49	white oak	*Quercus alba*	Fair	Dead Branches	Retain
31	40	red maple	*Acer rubrum*	Good	Twin	Retain
32	35	tulip poplar	*Liriodendron tulipifera*	Good		Retain
33	41	tulip poplar	*Liriodendron tulipifera*	Good		Remove
34	35	pin oak	*Quercus palustris*	Good		Remove
35	35	tulip poplar	*Liriodendron tulipifera*	Good		Retain
36	33	tulip poplar	*Liriodendron tulipifera*	Good		Remove
37	39	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Remove
38	31	tulip poplar	*Liriodendron tulipifera*	Good		Retain
39	30	northern red oak	*Quercus rubra*	Good		Retain
40	50	tulip poplar	*Liriodendron tulipifera*	Good		Retain
41	31	tulip poplar	*Liriodendron tulipifera*	Good		Remove
42	35	tulip poplar	*Liriodendron tulipifera*	Good		Retain
43	31	northern red oak	*Quercus rubra*	Good		Retain
44	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
45	35	tulip poplar	*Liriodendron tulipifera*	Good		Remove
46	31	tulip poplar	*Liriodendron tulipifera*	Fair	Poor form	Remove
47	40	tulip poplar	*Liriodendron tulipifera*	Good		Remove
48	37	tulip poplar	*Liriodendron tulipifera*	Good		Remove
49	44	tulip poplar	*Liriodendron tulipifera*	Good		Remove
50	42	tulip poplar	*Liriodendron tulipifera*	Good		Remove
51	35	tulip poplar	*Liriodendron tulipifera*	Good		Remove
52	37	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Remove
53	38	tulip poplar	*Liriodendron tulipifera*	Good		Remove
54	31	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Remove
55	32	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Remove
56	40	red maple	*Acer rubrum*	Good		Remove
57	36	tulip poplar	*Liriodendron tulipifera*	Good		Remove
58	37	tulip poplar	*Liriodendron tulipifera*	Good		Remove
59	33	tulip poplar	*Liriodendron tulipifera*	Good		Remove
60	35	tulip poplar	*Liriodendron tulipifera*	Good		Remove
61	34	tulip poplar	*Liriodendron tulipifera*	Good		Remove
62	30	tulip poplar	*Liriodendron tulipifera*	Good		Remove
63	33	tulip poplar	*Liriodendron tulipifera*	Good		Remove
64	34	tulip poplar	*Liriodendron tulipifera*	Good		Remove
65	37	tulip poplar	*Liriodendron tulipifera*	Good		Remove
66	32	tulip poplar	*Liriodendron tulipifera*	Good		Remove
67	32	tulip poplar	*Liriodendron tulipifera*	Good		Remove
68	33	tulip poplar	*Liriodendron tulipifera*	Good		Remove
69	31	southern red oak	*Quercus falcata*	Good		Remove
70	32	southern red oak	*Quercus falcata*	Good		Remove
71	35	tulip poplar	*Liriodendron tulipifera*	Good		Retain
72	35	tulip poplar	*Liriodendron tulipifera*	Good		Retain
73	38	tulip poplar	*Liriodendron tulipifera*	Good		Retain
74	30	tulip poplar	*Liriodendron tulipifera*	Good		Remove
79	40	American sycamore	*Platanus occidentalis*	Fair	Trunk Cavities	Retain
80**	37	tulip poplar	*Liriodendron tulipifera*	Good		Retain
81*	39	tulip poplar	*Liriodendron tulipifera*	Good		Retain
82	32	tulip poplar	*Liriodendron tulipifera*	Good		Remove
83	37	pin oak	*Quercus palustris*	Good		Remove
84	34	tulip poplar	*Liriodendron tulipifera*	Good		Retain
85	30	American beech	*Fagus grandifolia*	Fair	Broken Branches	Retain
86	49	American sycamore	*Platanus occidentalis*	Fair	Trunk Cavities	Retain
87	42	tulip poplar	*Liriodendron tulipifera*	Fair	Leaning	Retain
88	35	red maple	*Acer rubrum*	Fair	poor form	Retain
89	32	black willow	*Salix nigra*	Good		Remove
90	43	northern red oak	*Quercus rubra*	Fair	Leaning	Remove
91	49	red maple	*Acer rubrum*	Good		Retain
92	31	tulip poplar	*Liriodendron tulipifera*	Good		Retain
93	31	American sycamore	*Platanus occidentalis*	Good		Retain
94	30	tulip poplar	*Liriodendron tulipifera*	Good		Retain
95	30	tulip poplar	*Liriodendron tulipifera*	Good		Retain
96	41	American beech	*Fagus grandifolia*	Good	Twin	Retain
97	36	northern red oak	*Quercus rubra*			Retain
98	35	black oak	*Quercus velutina*			Retain
99	36	tulip poplar	*Liriodendron tulipifera*	Good		Retain
100	3	tulip poplar	*Liriodendron tulipifera*	Good		Retain

*Specimen trees 81 & 249 were approved for removal with SDP-2304, however are proposed for retention with this TCP2.

**Specimen trees 80, 236, & 247 were approved for removal with PPS-4-24013, however are proposed for retention with this TCP2.

Specimen Tree Table

Number	DBH	Common Name	Scientific Name	Condition	Comments	Disposition
101	33	northern red oak	*Quercus rubra*	Good		Retain
102	34	tulip poplar	*Liriodendron tulipifera*	Good		Retain
103	32	tulip poplar	*Liriodendron tulipifera*	Poor	Broken Branches	Retain
104	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
105	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
106	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
107	32	tulip poplar	*Liriodendron tulipifera*			Retain
108	38	red maple	*Acer rubrum*	Good		Retain
109	38	tulip poplar	*Liriodendron tulipifera*	Good		Retain
110	47	northern red oak	*Quercus rubra*	Good	Twin	Retain
111	36	northern red oak	*Quercus rubra*			Retain
112	36	tulip poplar	*Liriodendron tulipifera*	Fair		Retain
113	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
114	33	northern red oak	*Quercus rubra*	Good		Retain
115	33	American beech	*Fagus grandifolia*	Fair	Trunk Cavities	Retain
116	30	tulip poplar	*Liriodendron tulipifera*	Good		Retain
117	34	northern red oak	*Quercus rubra*	Good		Retain
118	39	tulip poplar	*Liriodendron tulipifera*	Fair	included bark	Retain
119	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
120	32	tulip poplar	*Liriodendron tulipifera*	Fair	Leaning	Retain
121	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
122	32	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
123	38	tulip poplar	*Liriodendron tulipifera*	Poor	cavities half dead	Retain
124	34	American beech	*Fagus grandifolia*	Fair	Leaning	Retain
125	34	white oak	*Quercus alba*	Fair	Dead Branches	Remove
126	30	American beech	*Fagus grandifolia*	Good		Remove
127	30	white oak	*Quercus alba*	Good		Remove
128	33	eastern red cedar	*Juniperus virginiana*	Good		Remove
129	30	red maple	*Acer rubrum*	Good	Twin	Remove
130	40	white oak	*Quercus alba*	Fair	Vine Cover	Remove
131	30	tulip poplar	*Liriodendron tulipifera*	Good		Remove
132	43	northern red oak	*Quercus rubra*	Good	Leaning	Retain
133	38	tulip poplar	*Liriodendron tulipifera*	Fair	Dead Branches	Remove
134	36	white oak	*Quercus alba*	Fair	Dead Branches	Retain
135	31	white oak	*Quercus alba*	Fair	Twin	Remove
136	37	white oak	*Quercus alba*	Fair	Broken Branches|Dead Branches	Retain
137	34	white oak	*Quercus alba*	Good		Retain
138	30	tulip poplar	*Liriodendron tulipifera*	Good		Retain
139	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
140	40	tulip poplar	*Liriodendron tulipifera*			Retain
141	43	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Retain
142	31	tulip poplar	*Liriodendron tulipifera*	Fair	Trunk Cavities	Retain
143	37	red maple	*Acer rubrum*	Fair	Twin	Retain
144	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
145	39	tulip poplar	*Liriodendron tulipifera*	Fair	Trunk Rot	Retain
146	37	tulip poplar	*Liriodendron tulipifera*	Good		Remove
147	53	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Retain
148	38	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
149	43	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Retain
150	30	tulip poplar	*Liriodendron tulipifera*	Fair	Trunk Cavities|Trunk Rot|Twin	Retain
151	31	tulip poplar	*Liriodendron tulipifera*	Good		Retain
152	33	tulip poplar	*Liriodendron tulipifera*	Fair	Dead Branches|Vine Cover	Retain
153	30	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Retain
154	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
155	58	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Twin	Retain
156	37	tulip poplar	*Liriodendron tulipifera*	Good		Retain
157	34	tulip poplar	*Liriodendron tulipifera*	Good		Retain
158	35	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Dead Branches	Retain
159	48	tulip poplar	*Liriodendron tulipifera*	Fair	Trunk Cavities|Trunk Rot|Twin	Retain
160	36	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Retain
161	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
162	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
163	36	tulip poplar	*Liriodendron tulipifera*	Good		Retain
164	34	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Dead Branches	Retain
165	34	tulip poplar	*Liriodendron tulipifera*	Good		Retain
166	42	tulip poplar	*Liriodendron tulipifera*	Fair	Twin	Retain
167	32	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Dead Branches	Retain
168	46	tulip poplar	*Liriodendron tulipifera*	Fair	Twin	Retain
169	39	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
170	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
171	30	tulip poplar	*Liriodendron tulipifera*	Fair	Trunk Rot|Twin	Retain
172	32	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Retain
173	30	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
174	34	American sycamore	*Platanus occidentalis*	Good	Broken Branches|Dead Branches	Retain
175	67	tulip poplar	*Liriodendron tulipifera*	Fair	Trunk Cavities	Retain
176	33	tulip poplar	*Liriodendron tulipifera*	Good	Dead Branches	Remove
177	30	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Remove
178	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
179	34	tulip poplar	*Liriodendron tulipifera*	Good		Retain
180	30	tulip poplar	*Liriodendron tulipifera*	Good		Retain
181	30	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
182	30	tulip poplar	*Liriodendron tulipifera*	Good		Retain
183	31	tulip poplar	*Liriodendron tulipifera*	Good		Retain
184	30	tulip poplar	*Liriodendron tulipifera*	Good		Retain
185	37	tulip poplar	*Liriodendron tulipifera*	Good		Retain
186	31	tulip poplar	*Liriodendron tulipifera*	Good		Retain
187	35	tulip poplar	*Liriodendron tulipifera*	Good		Retain
188	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
189	30	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Dead Branches	Retain
190	33	tulip poplar	*Liriodendron tulipifera*	Good		Retain
191	30	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
192	36	tulip poplar	*Liriodendron tulipifera*	Good		Retain
193	34	tulip poplar	*Liriodendron tulipifera*	Good		Remove
194	44	tulip poplar	*Liriodendron tulipifera*	Good		Remove
195	30	tulip poplar	*Liriodendron tulipifera*	Good		Remove
197	31	northern red oak	*Quercus rubra*	Good		Retain
198	30	red maple	*Acer rubrum*	Poor	Broken Branches|Dead Branches|half dead	Retain
199	54	tulip poplar	*Liriodendron tulipifera*	Fair	Trunk Cavities|Twin	Retain
200	36	white oak	*Quercus alba*	Fair	Broken Branches	Retain

NOTE: This plan is in accordance with the following variances from the strict requirements ofSection 25-122(b)(1)(G) approved by the Planning Board on June 13, 2024 with SDP-2304 for the removal of the following 22 specimen trees: ST-2 , ST-4 , ST-10, ST-24, ST-26, ST-33, ST-34, ST-36, ST-37, ST-74 , ST-81, ST-90, ST-125, ST-126, ST-146, ST-176, ST-177, ST-219, ST-221, ST-235, ST-248, and ST-249.

For 4-24013 the following variances from the strict requirements of Section 25-122(b)(1)(G) approved by the Planning Board on July 10, 2025 for the removal of the following 54 specimen trees: ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, ST-240 through ST-247.

Specimen Tree Table

Number	DBH	Common Name	Scientific Name	Condition	Comments	Disposition
201	65	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Leaning|Twin	Retain
202	37	tulip poplar	*Liriodendron tulipifera*	Good	Twin	Remove
203	35	northern red oak	*Quercus rubra*	Fair	Broken Branches|Dead Branches	Retain
204	30	tulip poplar	*Liriodendron tulipifera*	Poor	Broken Branches|Dead Branches|Trunk Rot	Retain
205	37	tulip poplar	*Liriodendron tulipifera*	Good		Retain
206	32	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
207	34	tulip poplar	*Liriodendron tulipifera*	Good		Retain
208	34	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
209	42	southern red oak	*Quercus falcata*	Fair	Broken Branches	Retain
210	30	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
211	31	tulip poplar	*Liriodendron tulipifera*	Fair	Leaning|Vine Cover	Retain
212	61	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
213	40	tulip poplar	*Liriodendron tulipifera*	Good		Retain
214	39	tulip poplar	*Liriodendron tulipifera*	Good|Fair		Retain
215	30	sweetgum	*Liquidambar styraciflua*	Fair	Leaning|Trunk Cavities	Retain
216	32	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
217	32	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|included bark	Retain
218	37	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Vine Cover	Retain
219	38	white oak	*Quercus alba*	Fair	Broken Branches	Remove
220	40	southern red oak	*Quercus falcata*	Good		Retain
221	33	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Remove
222	30	tulip poplar	*Liriodendron tulipifera*	Fair	Leaning	Retain
223	35	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
224	36	tulip poplar	*Liriodendron tulipifera*	Poor	Broken Branches|Trunk Cavities|Trunk Rot	Retain
225	38	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
226	52	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Twin	Retain
227	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
228	36	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Vine Cover	Retain
229	41	tulip poplar	*Liriodendron tulipifera*	Good		Retain
230	44	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
231	32	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
232	33	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
233	35	tulip poplar	*Liriodendron tulipifera*	Fair	Vine Cover	Retain
234	32	tulip poplar	*Liriodendron tulipifera*	Poor	Broken Branches|Vine Cover	Retain
235	32	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Remove
236**	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
238	43	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
239	46	white oak	*Quercus alba*	Fair	Leaning|Twin	Retain
240	30	tulip poplar	*Liriodendron tulipifera*	Good		Remove
241	34	northern red oak	*Quercus rubra*	Fair	Twin	Remove
242	49	tulip poplar	*Liriodendron tulipifera*	Fair	Twin	Remove
243	30	tulip poplar	*Liriodendron tulipifera*	Fair	Dead Branches	Remove
244	34	willow oak	*Quercus phellos*	Good	Broken Branches	Remove
245	32	willow oak	*Quercus phellos*	Fair|Poor	Trunk Cavities|Trunk Rot	Remove
246	34	chestnut oak	*Quercus prinus*	Poor	Twin|in decline	Remove
247**	36	tulip poplar	*Liriodendron tulipifera*	Fair	Dead Branches|Trunk Rot	Retain
248	30	southern red oak	*Quercus falcata*	Good		Remove
249*	32	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Dead Branches	Retain
250	40	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Dead Branches|Twin	Retain
251	32	northern red oak	*Quercus rubra*	Fair	Broken Branches	Retain
252	30	white oak	*Quercus alba*	Fair	Broken Branches|Dead Branches|insects	Retain
253	34	northern red oak	*Quercus rubra*	Fair	Dead Branches	Retain
254	32	northern red oak	*Quercus rubra*	Good		Retain
255	49	tulip poplar	*Liriodendron tulipifera*	Fair	Twin	Retain
256	32	white oak	*Quercus alba*	Fair	Broken Branches	Retain
257	37	chestnut oak	*Quercus prinus*	Fair	Broken Branches|Dead Branches|Twin	Retain
258	35	white oak	*Quercus alba*	Fair	Broken Branches|Dead Branches|Twin	Retain
259	32	tulip poplar	*Liriodendron tulipifera*	Fair	Trunk Cavities	Retain
260	32	tulip poplar	*Liriodendron tulipifera*	Good		Retain
261	32	chestnut oak	*Quercus prinus*	Fair	Dead Branches	Retain
262	35	northern red oak	*Quercus rubra*	Fair	Dead Branches	Retain
263	30	American beech	*Fagus grandifolia*	Poor	Dead Branches|Leaning|Twin	Retain
264	32	tulip poplar	*Liriodendron tulipifera*	Fair	Dead Branches	Retain
265	32	northern red oak	*Quercus rubra*	Fair	Dead Branches|Twin	Retain
266	30	northern red oak	*Quercus rubra*	Fair	Dead Branches|Leaning	Retain
267	32	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Dead Branches	Retain
268	30	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches|Dead Branches	Retain
269	30	tulip poplar	*Liriodendron tulipifera*	Fair	Broken Branches	Retain
270	42	white oak	*Quercus alba*	Fair	Broken Branches|Dead Branches|Twin	Retain
271	30	white oak	*Quercus alba*	Fair	Dead Branches	Retain
272	30	tulip poplar	*Liriodendron tulipifera*	Fair	Dead Branches	Retain
273	32	white oak	*Quercus alba*	Fair	Dead Branches|Fungus	Retain
274	38	chestnut oak	*Quercus prinus*	Fair	Dead Branches|Twin	Retain
275	31	tulip poplar	*Liriodendron tulipifera*	Fair	Twin	Retain

PRELIMINARY NOT FOR CONSTRUCTION

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
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OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY DATE

TYPE 2 TREE CONSERVATION PLAN

SPECIMEN TREE TABLE

SCALE: N/A
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 02 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2\SDP-2023-0015_backup - Plans 105 of 137105 of 137

SDP-2023-0015_backup - Plans 105 of 137105 of 137

PRELIMINARY NOT FOR CONSTRUCTION

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.77 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-1

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	30	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CC	33	*Carpinus caroliniana*	American hornbeam	1" Cal.	B&B	Random Spacing
PT	20	*Pinus taeda*	Virginia pine	8' Ht	B&B	Random Spacing
NS	33	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	15	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
JV	25	*Juniperus virginiana*	eastern red cedar	8' Ht	B&B	Random Spacing
PO	15	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QA	30	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QR	30	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	3,743	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.57 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-2

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	25	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CO	13	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
IO	12	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
CT	15	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
CC	15	*Carpinus caroliniana*	American hornbeam	1" Cal.	B&B	Random Spacing
PT	12	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
PO	26	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QA	26	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QR	26	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA WET	2,745	Wet Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.61 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-3

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	19	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
NS	17	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
JV	17	*Juniperus virginiana*	eastern red cedar	8' Ht.	B&B	Random Spacing
CC	23	*Carpinus caroliniana*	American hornbeam	1" Cal.	B&B	Random Spacing
CT	22	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
PT	20	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QH	20	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
QA	23	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QF	22	*Quercus falcata*	southern red oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	2,966	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.68 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-4

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	23	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CO	23	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
IO	15	*Ilex opaca*	American holly	1" Cal.	B&B	Random Spacing
CC	15	*Carpinus caroliniana*	American hornbeam	1" Cal.	B&B	Random Spacing
CT	23	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
PT	15	*Pinus taeda*	Virginia pine	1" Cal.	B&B	Random Spacing
QR	30	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	30	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QM	30	*Quercus montana*	chestnut oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	3,287	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.11 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-5

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	4	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CO	5	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
IO	6	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
CC	3	*Carpinus caroliniana*	American hornbeam	1" Cal.	B&B	Random Spacing
NS	3	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
PT	6	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QA	6	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	542	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.45 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-6

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	11	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
AN	9	*Acer negundo*	boxelder	1" Cal.	B&B	Random Spacing
IO	9	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	9	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
PS	21	*Pinus strobus*	white pine	8' Ht.	B&B	Random Spacing
PT	21	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
JV	13	*Juniperus virginiana*	eastern red cedar	8' Ht.	B&B	Random Spacing
QP	21	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	21	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	2,188	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.76 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-7

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	39	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
PT	12	*Pinus taeda*	Virginia Pine	8' Ht.	B&B	Random Spacing
PS	15	*Pinus strobus*	white pine	8' Ht.	B&B	Random Spacing
NS	28	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
IO	17	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
JV	17	*Juniperus virginiana*	eastern red cedar	8' Ht.	B&B	Random Spacing
QR	40	*Quercus rubra*	pin oak	1" Cal.	B&B	Random Spacing
QA	40	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
CF	20	*Cornus florida*	flowering dogwood	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	3,692	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.14 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-8

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	4	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
AS	4	*Acer saccharinum*	silver maple	1" Cal.	B&B	Random Spacing
NS	6	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
CT	8	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
QA	10	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	10	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA WET	681	Wet Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.03 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-9

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	3	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
NS	3	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
CT	3	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	135	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.87 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-10

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	33	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CT	19	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
IO	14	*Ilex opaca*	American holly	1" Cal.	B&B	Random Spacing
CO	24	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
QV	38	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	19	*Pinus taeda*	Virginia pine	1" Cal.	B&B	Random Spacing
QR	38	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	38	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QM	38	*Quercus montana*	chestnut oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	4,211	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.26 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-11

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	10	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CT	9	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
IO	9	*Acer negundo*	boxelder	1" Cal.	B&B	Random Spacing
PO	8	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
JV	6	*Juniperus virginiana*	eastern red cedar	1" Cal.	B&B	Random Spacing
PT	6	*Pinus taeda*	Virginia pine	1" Cal.	B&B	Random Spacing
QR	10	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	10	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QM	10	*Quercus montana*	chestnut oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	1,244	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.12 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-12

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
CO	7	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
IO	4	*Ilex opaca*	American holly	1" Cal.	B&B	Random Spacing
NS	4	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
PS	3	*Prunus serotina*	black cherry	1" Cal.	B&B	Random Spacing
PT	6	*Pinus taeda*	Virginia pine	1" Cal.	B&B	Random Spacing
QR	6	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	6	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	573	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.29 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-13

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	10	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
AS	10	*Acer saccharinum*	siver maple	1" Cal.	B&B	Random Spacing
IO	8	*Ilex opaca*	American holly	1" Cal.	B&B	Random Spacing
CO	10	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
PT	8	*Pinus taeda*	Virginia pine	1" Cal.	B&B	Random Spacing
QP	14	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	14	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	13	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	1,401	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.51 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-14

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	18	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
AS	18	*Acer saccharinum*	siver maple	1" Cal.	B&B	Random Spacing
IO	12	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
FG	12	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
LT	15	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
PT	12	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QP	22	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	22	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	22	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	2,469	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.30 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-15

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	11	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CO	11	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
IO	8	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	8	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	8	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
PT	5	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QM	13	*Quercus montana*	chestnut oak	1" Cal.	B&B	Random Spacing
QA	13	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	13	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	1,467	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.11 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-16

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	3	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	4	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	4	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
PT	4	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QM	6	*Quercus montana*	chestnut oak	1" Cal.	B&B	Random Spacing
QA	6	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	6	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	510	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.08 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-17

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
IO	3	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	4	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
PT	3	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QM	7	*Quercus montana*	chestnut oak	1" Cal.	B&B	Random Spacing
QA	7	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	410	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.05 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-18

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
CT	3	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
PT	2	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	5	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	5	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	222	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.65 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-19

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	19	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CT	19	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
NS	17	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
CO	15	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
QV	23	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	12	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	30	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	30	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	30	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	3,125	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.19 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-20

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	4	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CT	7	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
IO	5	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
FG	5	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	8	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	5	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	8	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	8	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	7	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	897	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.01 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-21

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	1	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	1	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
FG	1	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	46	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.18 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-22

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	5	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CT	6	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
NS	5	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	3	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	5	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	3	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	9	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	9	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	9	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	860	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.15 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-23

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	8	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CT	5	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
NS	5	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	3	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	3	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	3	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	6	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	6	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	6	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	721	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.60 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-24

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	18	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CT	23	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
NS	20	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	18	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	18	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	14	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	23	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	23	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	23	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	2,922	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.16 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-25

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	7	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CT	6	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
NS	5	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
QV	6	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	3	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	7	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	7	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	7	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	755	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.56 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-26

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	18	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CT	15	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
NS	15	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	10	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	25	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	10	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	25	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	25	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	25	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	2,727	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.19 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-27

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	5	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
AS	5	*Acer saccharinum*	silver maple	1" Cal.	B&B	Random Spacing
NS	5	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	3	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	9	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PO	3	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QP	9	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	9	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	9	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	902	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.58 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-28

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	17	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
AS	15	*Acer saccharinum*	silver maple	1" Cal.	B&B	Random Spacing
NS	17	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	12	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	26	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PO	12	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QP	26	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	26	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	23	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	2,791	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.14 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-29

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	8	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
NS	4	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	3	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	8	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PO	3	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QP	8	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	8	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	699	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.10 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-30

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	5	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	3	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	5	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
PT	3	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
PO	3	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QR	6	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	5	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	465	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.91 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-31

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	35	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	15	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	25	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	20	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	40	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	15	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	41	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	41	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	41	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	4,414	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.20 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-32

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	5	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
AS	5	*Acer saccharinum*	silver maple	1" Cal.	B&B	Random Spacing
NS	6	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	3	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	8	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PO	3	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QP	10	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	10	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	10	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	988	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 1.07 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-33

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	40	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	28	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	28	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	25	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	40	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PO	25	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
CT	35	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
QA	50	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	50	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	5,165	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.22 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-34

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	5	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	5	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	8	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	5	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	9	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	4	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	10	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	10	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	10	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	1,045	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.33 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-35

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	10	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	10	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	12	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	9	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	10	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PT	8	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QR	14	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	13	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	13	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	1,607	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.39 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-36

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	13	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	10	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	10	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	8	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	17	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PO	8	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QR	17	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	17	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	17	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	1,895	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.04 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-37

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	2	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	2	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	1	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
QV	2	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
QR	3	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	2	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	207	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.04 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-38

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	1	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	2	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
QV	3	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
QR	3	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	3	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	172	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.29 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-39

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	10	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	8	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	8	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	6	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	12	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PO	6	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QR	12	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	13	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	12	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	1,421	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.23 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-40

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	6	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	5	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	8	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	6	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	10	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PO	6	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QR	10	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	10	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	8	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	1,132	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.10 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-41

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	2	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	3	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
CT	3	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
QV	5	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
PO	2	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
QR	5	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	5	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	5	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	494	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.06 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-42

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
IO	2	*Ilex opaca*	American holly	1" Cal.	B&B	Random Spacing
CT	2	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
QR	5	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	5	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QH	4	*Quercus phellos*	willow oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	310	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.30 — 1" Caliper / 300 Stems per acre
MASTER PLANT SCHEDULE - WRA-43

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Confifer Trees						
AR	10	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	6	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	8	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
FG	6	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
QV	13	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
CT	8	*Carya tomentosa*	mockernut hickory	1" Cal.	B&B	Random Spacing
QR	13	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	13	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QP	13	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	0	Lowland Meadow Establishment (SY)				

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: ______ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26				

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

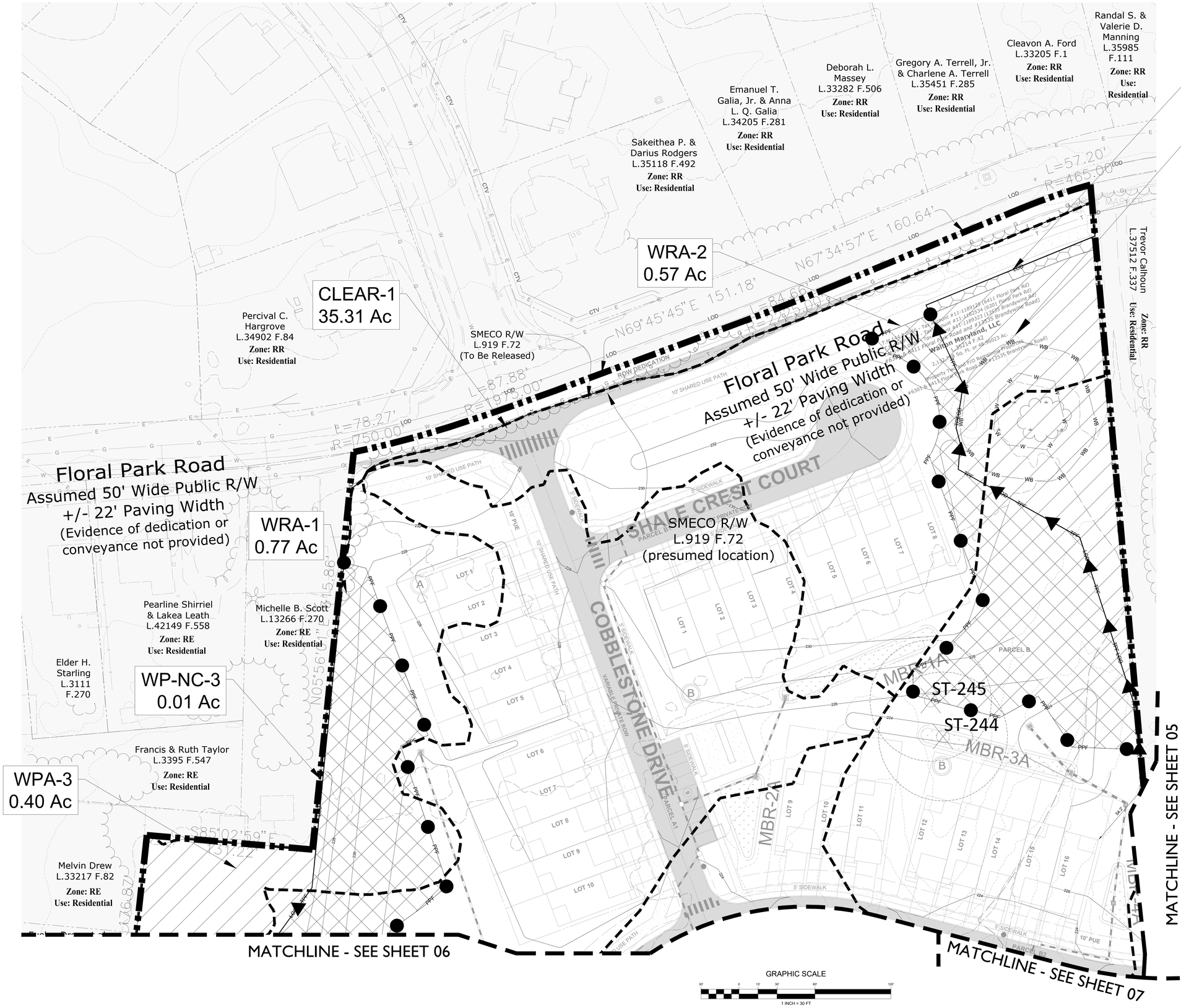
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT: Charlie Howe		

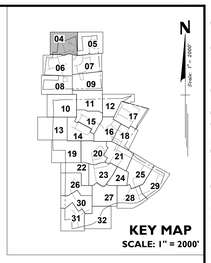
RELEASE FOR ______
BY______ DATE ______

TYPE 2 TREE CONSERVATION PLAN
PLANT SCHEDULE

SCALE: N/A
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 03 OF 34

PRELIMINARY NOT FOR CONSTRUCTION





LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

REVISION	DATE

REVISION	DATE

APPLICANT / DEVELOPER:

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Email: MTMuddiman@drhorton.com

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Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

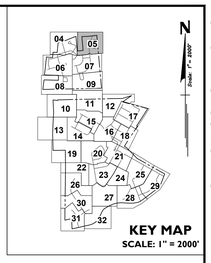
PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832P5
DATE:	MAY 2026
TCP No.:	TCP2-2026-0032
SHEET No.	04 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\ADP-2025-0015_Saddle Plans - 10Tot 13Tot 14 of 137

ADP-2025-0015_Saddle Plans - 10Tot 13Tot 14 of 137

PRELIMINARY NOT FOR CONSTRUCTION



Christopher J. & Mary K.H. Page
L.36358 F.43
Zone: RR
Use: Residential

Emile S.B. & Frances C. Hoffman
L.36234 F.569
Zone: RR
Use: Residential

Kevin F. Williams
L.33732 F.120
Zone: RR
Use: Residential

George B. Gates, Sr. & Eva P. McQueen
L.32294 F.118
Zone: RR
Use: Residential

Lakendra Robertson
L.32471 F.100
Zone: RR
Use: Residential

Villages of Savannah Homeowners Association, Inc.
Parcel R
L.31160 F.567
Zone: RR
Use: Open Space

Randal S. & Valerie D. Manning
L.35985 F.114

CLEAR-1
35.31 Ac

WP-NC-1
0.01 Ac

SMECO R/W
L.1721 F.188 &
L.4373 F.470
(To Be Released)

SMECO R/W
L.1659 F.384
(To Be Released)

N87°24'46" E 21.89'

L=232.33'
R=1815.00'

Floral Park Road
Assumed 50' Wide Public R/W
+/- 22' Paving Width
(Evidence of dedication or conveyance not provided)

N80°04'43"E
39.47'

SMECO R/W
L.1659 F.384
(presumed location)

SMECO R/W
L.1721 F.188
&
L.4373 F.470
(presumed location)

FOSSIL STONE DRIVE

Trevor Calhoun
L.37512 F.337
Zone: RR
Use: Residential

Washington Gas Light Company Easement
L.6966 F.134
(To Remain)

N87°24'46"E 21.89'

N05°03'11"W 452.88'

S05°04'07"E 699.56'

N83°59'36"E 189.93'

S05°02'52"E 245.43'

Bryan Ct., LLC
L.41233 F.391
(Described in L.33000 F.450)
Zone: RE
Use: Residential

WRA-3
0.61 Ac

WRA-5
0.11 Ac

SGW-1A

ST-275

WP-NC-4
<0.01 Ac

WPA-2
1.40 Ac

Jamie J. Garcia, et al.
L.38368 F.610
Zone: RE
Use: Residential

MATCHLINE - SEE SHEET 04

MATCHLINE - SEE SHEET 07

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
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- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD: 29
NAD: 83

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

REVISION	DATE

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 05 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP Overall\04-32 plan sheets.dwg
Last saved by Charlie Howe on 4/30/2026 2:48:59 PM

MATCHLINE - SEE SHEET 04

WRA-1
0.77 Ac

WRA-4
0.68 Ac

CLEAR-2
0.01 Ac

C-FP-2
0.01 Ac

CLEAR-1
35.31 Ac

WPA-3
0.40 Ac

Zone: RE
Use: Residential
Evelyn Drew et al
L.5240 F.280

N06°07'59"E

S85°02'59"E 198.22'

Tax Map 144,
Parcel 168
Haril H. &
Adelaide M. Scott
L.3700 F.852
Zone: RE
Use: Vacant

15' R/W
L.2054 F.569 &
L.2187 F.28
(To Remain)

Carnell M. Walls
L.5381 F.260
Parcel 1
Zone: RE
Use: Vacant

30' R/W
L.3372 F.541
(To Remain)

Garnell
M. Walls
L.5114
F.78
Zone: RE
Use: Vacant

James E. &
Charlotte B.
Washington
L.8961 F.300
Zone: RE
Use:
Residential

SOUTH HILL RD.

N06°18'01"E 589.06'

COBALT HOLLOW LANE
58' PRIVATE ROW

PEBBLE FORK LANE
44' PRIVATE ROW

FOSSILSTONE DRIVE
VARIABLE PRIVATE ROW

BLUESTEM BRANCH LANE
58' PRIVATE ROW

10' SHARED USE PATH

5' SIDEWALK

10' PUE

LOD

PPF

TPF

PARCEL A1
PARCEL A2
PARCEL A3
PARCEL A4
PARCEL F1
PARCEL F2
PARCEL F3
PARCEL F4
PARCEL G1
PARCEL G2
PARCEL G3
PARCEL E1

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24

MBR-5A
MBR-6A
MBR-7A
MBR-8A
MBR-9A
MBR-10A

ST-248
ST-243
ST-242
ST-241

SGW-4A

T.M.144 P.0066 - Tax Account #11-1189323 (6411 Floral Park Rd)
T.M.144 P.0110 - Tax Account #11-1182554 (6301 Floral Park Rd)
T.M.144 P.0000 - Tax Account #11-1189323 (15535 Brandywine Rd)
6301 & 6411 Floral Park Road and #15535 Brandywine Road)
Walton Maryland, LLC
L.39214 F.42
2,132,708 SQ. Ft. or 48.96023 Ac.
(Property Two and P/O Remaining Properties
6301 & 6411 Floral Park Road and #15535 Brandywine Road)

N88°26'40"W 459.00'

MATCHLINE - SEE SHEET 08

MATCHLINE - SEE SHEET 07

WP-NC-5
<0.01 Ac

LC-1
0.28 Ac

WRA-7
0.76 Ac

WPA-9
1.67 Ac

WPA-10
3.74 Ac

KEY MAP
SCALE: 1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
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- PR. SPECIMEN TREE REMOVAL
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- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD: 29
NAD: 83

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

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Walton Maryland, LLC

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 06 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2 SDRC Comments 05-01-26.dwg

ADP-2025-0015_backup - Plans - 109 of 137 109 of 137

PRELIMINARY NOT FOR CONSTRUCTION

WRA-4
0.68 Ac

CLEAR-1
35.31 Ac

C-FP-1
0.01 Ac

MATCHLINE - SEE SHEET 04

MATCHLINE - SEE SHEET 04

MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 09

T.M.144 P.37
Tax Account. #11-1174572
(6405 Floral Park Rd)

Walton Maryland, LLC
L.35214 F.42
73,408 Sq. Ft. or 1.68522 Ac.

T.M.144 P.0143
Tax Account #11-1140235
(6315 Floral Park Rd)

Walton Maryland, LLC
L.35214 F.42
198,416 Sq. Ft. or 4.55499 Ac.

CENTER KNOLL COURT

S84°54'23"W 227.90'

N05°03'47"W 1475.14'

S05°02'52"E 1412.86'

S05°02'52"E 689.85'

S05°03'56"E 1730.99'

SGW-2A

Washington Gas Light Company Easement L.6966 F.134 (To Remain)

Jamie J. Garcia, et al. L.38368 F.610
Zone: RE
Use: Residential

Jamie J. Garcia, et al L.38916 F.184
Zone: RE
Use: Vacant

ST-275
ST-272
ST-273
ST-274
ST-271
ST-267
ST-269
ST-268
ST-270
ST-263
ST-266
ST-265
ST-262

WPA-10
3.74 Ac

WPA-5
2.45 Ac

WPA-4
1.45 Ac

WRA-8
0.14 Ac

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
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- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
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- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FT

NGVD: 29
NAD: 83

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

REVISION	DATE

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 07 OF 34

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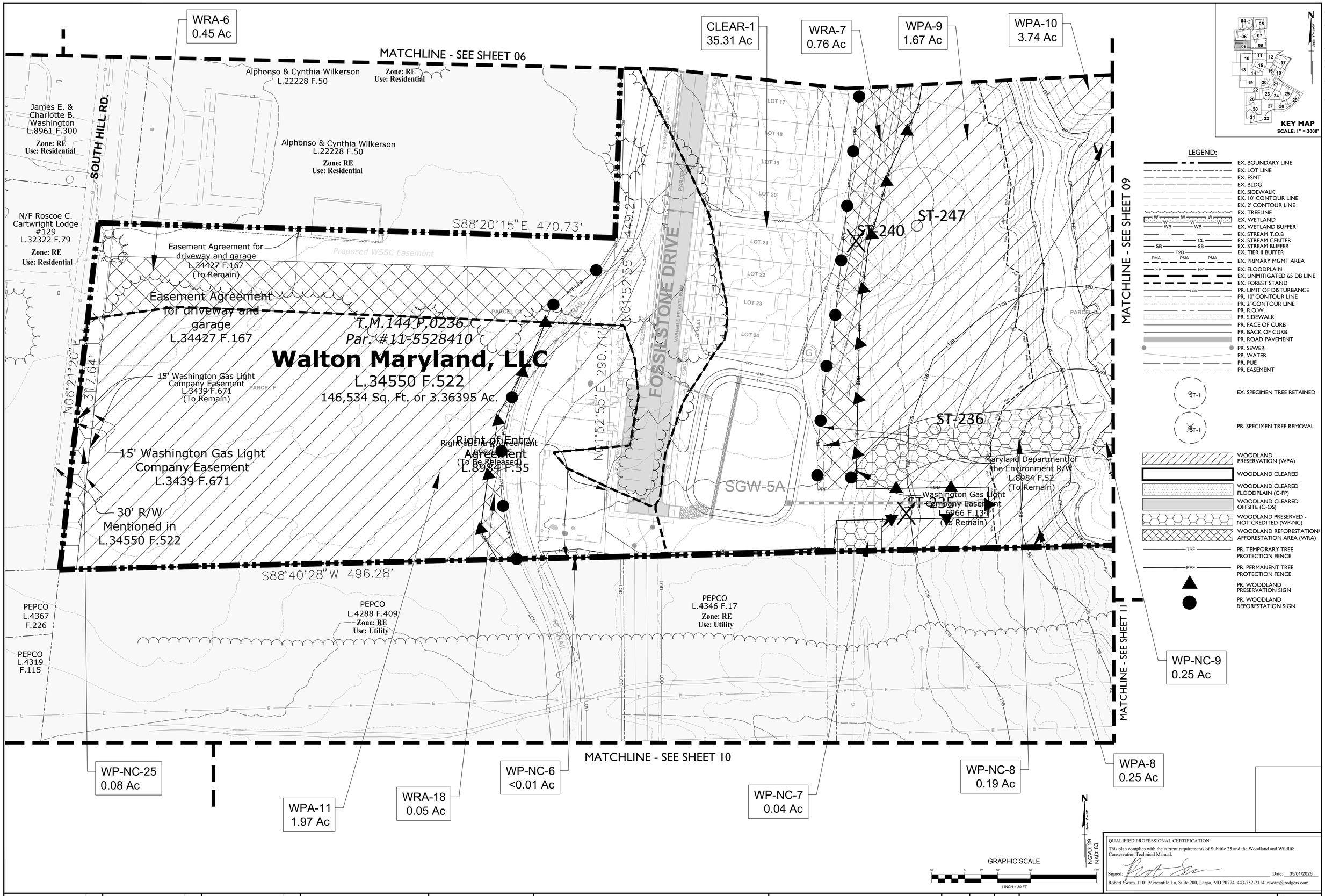

PRELIMINARY NOT FOR CONSTRUCTION

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REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26				

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 08 OF 34

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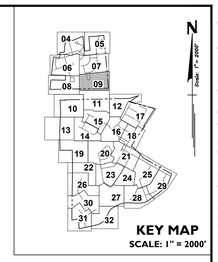
PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
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- EX. WETLAND BUFFER
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- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

WPA-10
3.74 Ac

WRA-4
0.68 Ac

WP-NC-10
0.49 Ac

WRA-8
0.14 Ac

CLEAR-1
35.31 Ac

C-FP-19
<0.01 Ac

WPA-4
1.45 Ac

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 08

MATCHLINE - SEE SHEET 11

GENTLE KNOLL COURT

TWILIGHT COURT

44' PRIVATE ROW

58' PRIVATE ROW

5' SIDEWALK

10' PUE

PARCEL E5

PARCEL E2

PARCEL E

PARCEL A2

SGW-3A

LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30

ST-246
ST-238
ST-239
ST-249
ST-250
ST-251
ST-252
ST-253
ST-254
ST-255
ST-256
ST-257
ST-258
ST-259
ST-260
ST-261
ST-262
ST-264

S75°57'27"E 264.45'

S88°40'28"W 1414.39'

N05°03'47"W 1

Jamie J. Garcia, et al
L.38916 F.184
Zone: RE
Use: Vacant

Washington Gas Light Company Easement
L.6966 F.134

Washington Gas Light Company Easement
L.6966 F.134
(To Remain)

Maryland Department of the Environment R/W
L.8984 F.52

Maryland Department of the Environment R/W
L.8984 F.52
(To Remain)

PEPCO
L.4319 F.85
(Parcel B)
Zone: RE
Use: Utility

PEPCO
L.4319 F.85
(Parcel A)
Zone: RR
Use: Utility

PEPCO
L.4319 F.99
(Parcel C)
Zone: RE
Use: Vacant

WPA-5
2.45 Ac

WP-NC-9
0.25 Ac

WPA-7
1.01 Ac

WRA-9
0.03 Ac

WPA-6
1.25 Ac

WP-NC-11
0.13 Ac

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

N
NGVD: 29
NAD: 83

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: _____ Date: 05/01/2026

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REVISION	DATE
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REVISION	DATE

REVISION	DATE

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BASE DATA		
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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 09 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP-Overall_04-27_Plan_Sheets.dwg
Mon, 2026/05/04 - 08:40 | Plan: 11x17 E-Size

MATCHLINE - SEE SHEET 08

PEPCO L.4288 F.409
Zone: RE
Use: Utility

PEPCO
L.4346 F.17
Zone: RE
Use: Utility

WP-NC-13
0.04 Ac

CLEAR-3
0.20 Ac

WPA-13
0.84 Ac

10' TRAIL

Heirs of Norval W. Watkins
and Grace Marie Watkins
L.914 F.241
Zone: RE
Use: Vacant

WP-NC-14
0.41 Ac

ST-202

S82°26'02"E 150.91'

WP-NC-12
0.46 Ac

ST-203

Washington Gas Light
Company Easement
L.6966 F.134
(To Remain)

ST-204

N02°29'10"E 20.58'

ST-205

Neale Drive, LLC
L.40444 F.271
(Parcel 6)
Zone: RE
Use: Vacant

ST-221

ST-222

N02°15'50"W 404.86'

Ingress/Egress
Easement
L.8763 F.341
(To Be Modified)

CLEAR-4
0.62 AC

Right of Entry
Agreement
L.8984 F.55

ST-218

ST-217

Right of Entry
Agreement
L.8984 F.55
(To Remain)

ST-219

ST-220

ST-216

ST-223

ST-215

ST-207

ST-210

ST-206

ST-209

ST-208

ST-201

ST-213

ST-214

ST-212

ST-211

ST-200

ST-92

ST-227

ST-224

ST-226

ST-231

ST-225

ST-94

ST-93

ST-232

ST-95

S59°17'E 215.01'

ST-230

ST-228

ST-229

ST-91

WPA-15
4.50 Ac

MATCHLINE - SEE SHEET 13

WPA-14
7.45 Ac

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 15

WRA-10
0.87 Ac

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
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- PR. FACE OF CURB
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PRELIMINARY NOT FOR CONSTRUCTION

NGVD 29
NAD 83

GRAPHIC SCALE
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26				

APPLICANT / DEVELOPER:
D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____
BY _____ DATE _____

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No. TCP2-2026-0032
SHEET No. 10 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDR Overall 04 - 32 Plan Sheets.dwg
Saved: 4/29/2026 8:08:03 PM EDT By: rswam

MATCHLINE - SEE SHEET 09

MATCHLINE - SEE SHEET 08

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 15

N

NGVD: 29
NAD: 83

PEPCO
L.4319 F.85
(Parcel B)
Zone: RE
Use: Utility

WPA-12
0.02 Ac

WPA-13
0.84 Ac

WRA-10
0.87 Ac

WPA-41
1.70 Ac

WPA-40
7.27 Ac

N88°40'28"E 2107.47'

PARCEL V
TO BE DEDICATED TO M-NCPPC

PARCEL X
TO BE DEDICATED TO M-NCPPC

ST-198
ST-197
ST-199
ST-161
ST-152
ST-159
ST-160
ST-153
ST-151
ST-165
ST-167
ST-158
ST-154
ST-169
ST-166
ST-168
ST-155
ST-157
ST-156
ST-162
ST-170
ST-175
ST-172
ST-171
ST-173
ST-179
ST-188
ST-187
ST-180
ST-164
ST-189
ST-186
ST-174
ST-163
ST-183
ST-185
ST-149
ST-178
ST-181
ST-182
ST-184
ST-191
ST-192
ST-148
ST-143

KEY MAP
SCALE: 1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.
Signed: Date: 05/01/2026
Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

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DESIGNED		
DRAWN		
REVIEWED		

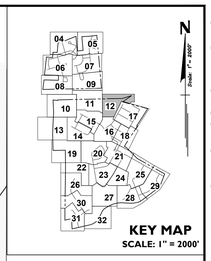
RODGERS CONTACT: Charlie Howe
RELEASE FOR
BY DATE

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832P5
DATE:	MAY 2026
TCP No.	TCP2-2026-0032
SHEET No.	11 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP-Overall_04_-_12_Plan_Sheets.dwg
5/5/2026 10:08:03 AM EDT

PRELIMINARY NOT FOR CONSTRUCTION



N
Scale: 1" = 200'
NGVD: 29
NAD: 83

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 16

PEPCO
L.4319 F.85
(Parcel A)
Zone: RR
Use: Utility

PEPCO
L.4319 F.85
(Parcel A)
Zone: RR
Use: Utility

Georgetta A. Robinson
L.35400 F.50
Zone: RR
Use: Residential

WPA-40
7.27 Ac

C-FP-7
<0.01 Ac

WRA-13
0.29 Ac

WRA-13
0.29 Ac

WPA-38
0.36 Ac

WPA-39
0.64 Ac

WRA-12
0.12 Ac

CLEAR-6
12.83 AC

C-FP-6
0.01 Ac

WPA-41
1.70 Ac

ST-150
ST-139
ST-138
ST-137
ST-136
ST-140
ST-142
ST-141
ST-135
ST-134
ST-132
ST-131
ST-133
ST-146
ST-145

N73°34'36" E 311.36'
S55°36'19" W 355.19'

PART OF PARCEL Z
TO BE ACQUIRED BY M-NCPPC

PARCEL Z
TO BE ACQUIRED BY M-NCPPC

PART OF PARCEL A

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
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- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: _____ Date: 05/01/2026

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____ BY _____ DATE _____

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832P5
DATE:	MAY 2026
TCP No:	TCP2-2026-0032
SHEET No.	12 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDR-Overall-04 - 32 Ring Sheets.dwg
Last Saved By: Charlie Howe 4/30/2026 5:09:19 PM EDT

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 19

PRELIMINARY NOT FOR CONSTRUCTION

CLEAR-4
0.62 Ac

WP-NC-12
0.46 Ac

C-FP-3
1.09 Ac

WPA-17
3.00 Ac

WPA-15
4.50 Ac

WPA-14
7.45 Ac

WP-NC-15
0.52 Ac

WPA-16
2.35 Ac

Neale Drive, LLC
L.40444 F.271
(Parcel 6)
Zone: RE
Use: Vacant

Neale Drive, LLC
L.40444 F.271
(Parcel 6)
Zone: RE
Use: Vacant

Washington Gas Light Company Easement
L.6966 F.134
(To Remain)

Right of Entry Agreement
L.8984 F.55
(To Remain)

PART OF PARCEL 'S'
SUBJECT TO DEDICATION TO M-NCPPC

PARCEL 'S'
SUBJECT TO DEDICATION TO M-NCPPC

See Sheet 34 for offsite clearing details

ST-228 ST-232 ST-230 ST-229 ST-100 ST-233 ST-99 ST-224 ST-101 ST-102 ST-103 ST-108 ST-104 ST-105 ST-106 ST-107 ST-98 ST-109 ST-110 ST-111 ST-113 ST-112 ST-114 ST-115 ST-117 ST-119 ST-118 ST-120 ST-116

N02°30'59"E 480.00'

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
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- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD: 29
NAD: 83

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

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BASE DATA		
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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No: TCP2-2026-0032
SHEET No. 13 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP Overall 04 - 32 Ring Sheets.dwg
SDP-2025-001_Overall_Plans - Plot: 5/1/26 8:49

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20

WPA-14
7.45 Ac

CLEAR-9
6.91 Ac

WRA-16
0.11 Ac

WPA-42
0.36 Ac

WRA-17
0.08 Ac

WPA-14
7.45 Ac

ST-93
ST-95
ST-91
ST-96
ST-90
ST-97
ST-115
ST-117
ST-116
ST-80
ST-83
ST-82

PART OF PARCEL V
TO BE CONVEYED TO HOMES

PART OF PARCEL M

PARCEL S1

PART OF PARCEL S
TO BE CONVEYED TO HOMES

PARCEL T1
TO BE CONVEYED TO HOMES

PARCEL U1

Washington Gas Light Company Easement
T2B L.6966 F.134

CEDAR GLEN LANE
50' PUBLIC ROW

MICA HILL LANE
53' PUBLIC ROW

OUTCROP DRIVE
53' PUBLIC ROW

MBR-15

MBR-10B

MBR-7

ACCESS PATH

10' PUE

6' SIDEWALK

LOT 29
LOT 30
LOT 31
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 14
5,387 SF
LOT 15
5,387 SF

NGVD: 29
NAD: 83

N

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

KEY MAP
SCALE: 1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
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REVISION	DATE

REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

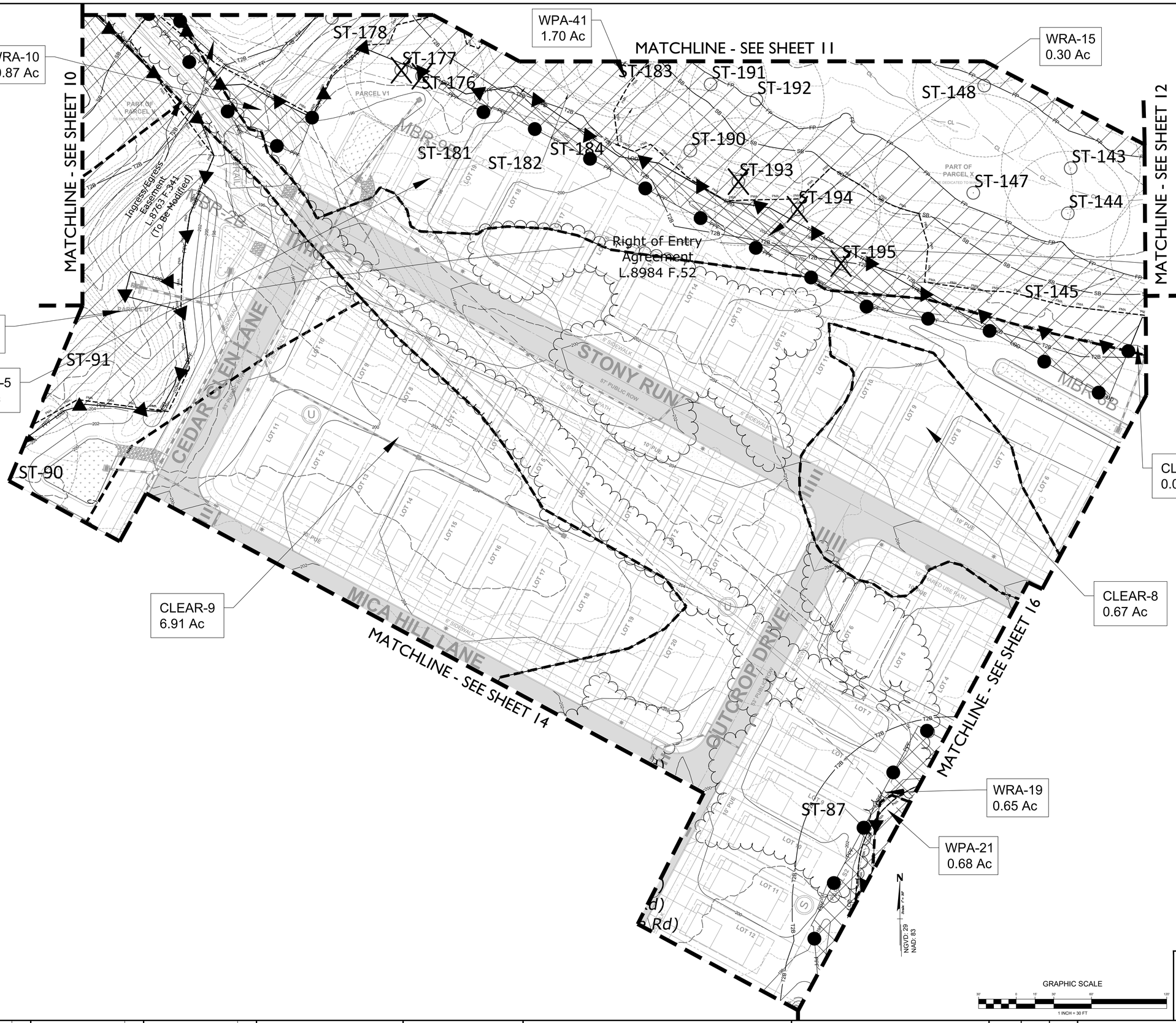
BY_____ DATE_____

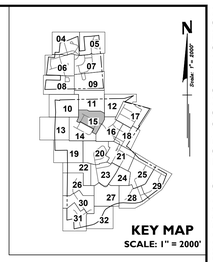
TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832P5
DATE:	MAY 2026
TCP No.	TCP2-2026-0032
SHEET No.	14 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP Overall 04 - 32 Plan Sheets.dwg





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RELEASE FOR

BY_____ DATE____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No: TCP2-2026-0032
SHEET No. 15 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2s-SDR-Overall-04-32 Ring Sheets.dwg
Mon, 2026-05-04 - Charlie Howe - Plotted: 11:18 AM EDT

WPA-42
0.36 Ac

CLEAR-10
0.06 Ac

WRA-19
0.65 Ac

MATCHLINE -
SEE SHEET 15

WPA-21
0.68 Ac

WP-NC-19
0.01 Ac

WRA-19
0.65 Ac

CLEAR-11
0.69 Ac

CLEAR-14
0.02 Ac

WRA-11
0.26 Ac

WPA-41
1.70 Ac

CLEAR-13
0.05 Ac

MATCHLINE -
SEE SHEET 14

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 20

ST-87
ST-88
ST-86

Ingress/Egress
Easement
L.8763 F.341
(To Be Removed
or Modified)

Ingress/Egress Easement
L.8763 F.341

STORMRUN

CELESTINE DRIVE

10' TRAIL

SGW-4B

PARCEL W

PARCEL X

PARCEL Y2

C-FP-18
0.02 Ac

WRA-20
0.19 Ac

CLEAR-6
12.83 AC

C-FP-5
<0.01 Ac

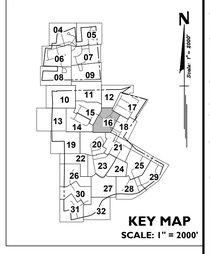
CLEAR-12
<0.01 Ac

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18

SGW-4A



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
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- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26				

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

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8800 N. Gainey Center Dr, Suite 345
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Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 16 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP Overall\08-32 Plan TCP2 (5/1/2026 1:47:09 PM EDT)

MATCHLINE - SEE SHEET 12

WRA-13
0.29 Ac

WPA-39
0.64 Ac

WRA-12
0.12 Ac

WRA-14
0.51 Ac

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 18

WPA-39
0.64 Ac

CLEAR-6
12.83 Ac

CLEAR-7
0.56 Ac

WP-NC-20
0.03 Ac

ST-137
ST-135
ST-131
ST-130
ST-129
ST-128

SMECO R/W
L.1929 F.403
(presumed location)

MNCP&PC
L.21116 F.196
Zone: RR
Use: Open Space

S74°55'38" E 849.58'

S32°56'16" W 666.37'

S73°12'54" E
31.07'

CREEKSTONE LANE
53' PUBLIC ROW

FELDSPAR LANE
44' PRIVATE ROW

SANDSTONE LANE

CRYSTAL CASCADE DRIVE
53' PUBLIC ROW

PRESTINE DRIVE
50' PUBLIC PRIVATE R/W

PARCEL AA1
PARCEL AA
PARCEL Z1
PARCEL Z2
PARCEL Z3
PARCEL Y1
PARCEL Y2
PARCEL BB1
PARCEL BB2

R-88

N

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
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- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
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- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NSWD 29
NAD 83

PRELIMINARY NOT FOR CONSTRUCTION

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: _____ Date: 05/01/2026

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REVISION	DATE

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RODGERS CONTACT: Charlie Howe

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BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 17 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDR Overall\04-17_plan sheets.dwg

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 17

CLEAR-6
12.83 Ac

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 21

SLATE RIDGE LANE
44' PRIVATE ROW

STONY RUN
57' PUBLIC ROW

CRYSTAL CASCADE DRIVE
53' PUBLIC ROW

PARCEL X1

PARCEL X2

PART OF PARCEL BB

PARCEL BB

5' SIDEWALK

6' SIDEWALK

10' PUE

10' SHARED USED PATH

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5

LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25

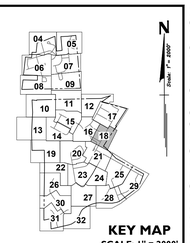
S33°11'45"W 785.64'

S57°41'25"E 73.71'

MNCP&PC
L.21116 F.196
Zone: RR
Use: Open Space

CLEAR-18
1.10 Ac

LC-2
0.24 Ac



KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
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- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

N
NGVD: 29
NAD: 83

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: Date: 05/01/2026

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No: TCP2-2026-0032
SHEET No. 18 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP-Overall_04 - 32 Dwg Sheets.dwg
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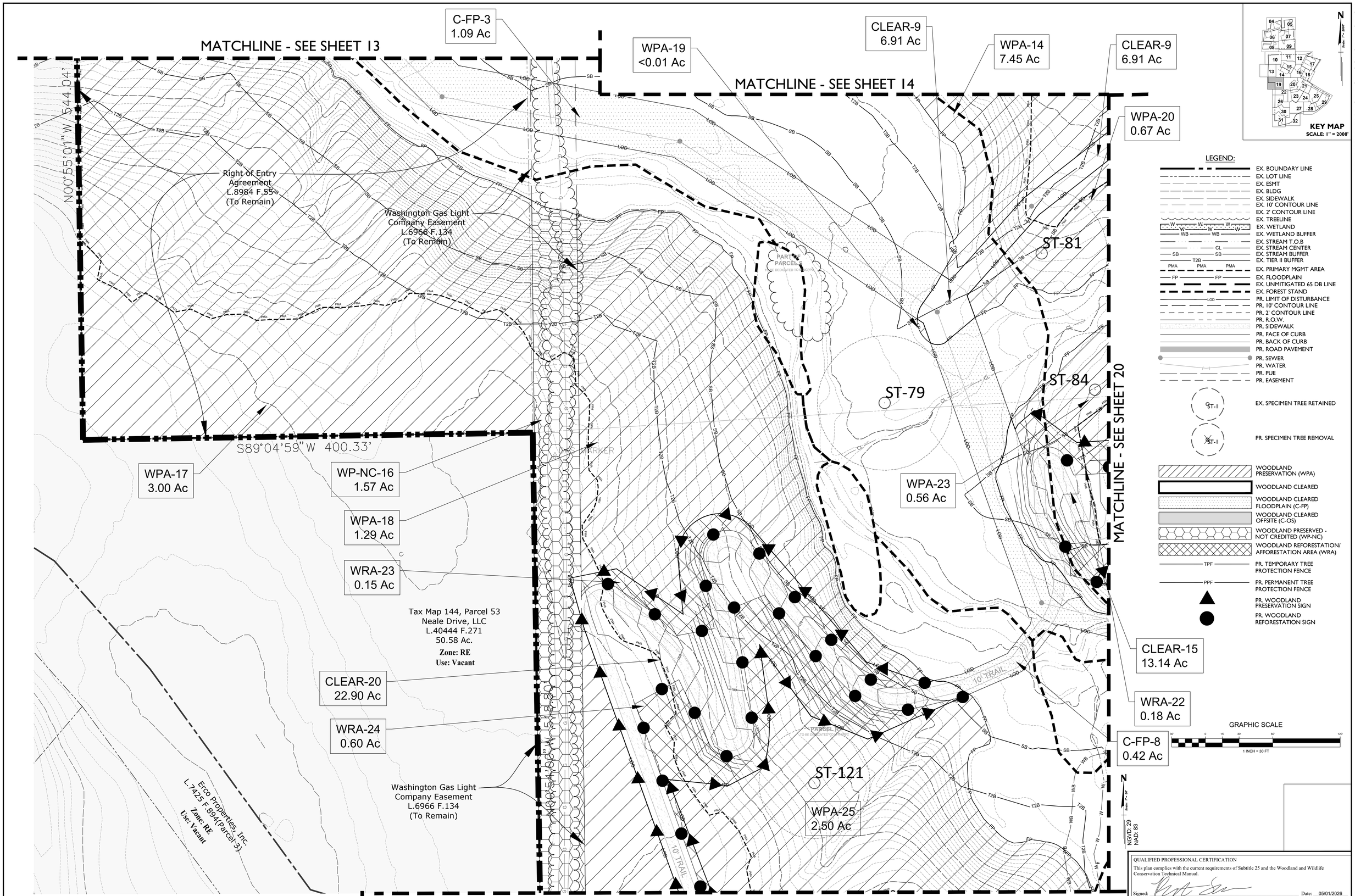

PRELIMINARY NOT FOR CONSTRUCTION

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 19 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-PDP Overall 04 - 32 Plan Sheets.dwg
SDP-2025-0015_08832_Plans - 122 of 197 22 of 197

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 16

CLEAR-9
6.91 Ac

WPA-20
0.67 Ac

C-FP-17
0.01 Ac

C-FP-4
<0.01 Ac

CLEAR-15
13.14 Ac

WPA-23
0.56 Ac

WPA-22
1.10 Ac

WRA-22
0.18 Ac

WRA-25
0.16 Ac

WPA-24
1.51 Ac

CLEAR-15
13.14 Ac

C-FP-8
0.42 Ac

WRA-20
0.19 Ac

CLEAR-13
0.05 Ac

WPA-42
0.36 Ac

WRA-21
0.01 Ac

The entire portion of the property that lies south of the PEPCO property is subject to the Declaration of Covenants in L.34550 F.559 & The Amended and Restated Declaration of Easement in L.36318 F.446

PART OF PARCEL T

ST-84

ST-85

ST-89

ST-40

ST-41

ST-39

ST-42

ST-43

ST-44

ST-45

MBR-5B

MBR-6B

10' TRAIL

FALLSBROOK ROAD

HALEWOOD ROAD

10' PUE

6' SIDEWALK

5' PUBLIC ROW

PARCEL R2

PARCEL R3

PARCEL Q

PART OF PARCEL R

TO BE DEDICATED TO M-NCPPC

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12
9,063 SF

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 1

LOT 2

LOT 3

LOT 4

MATCHLINE - SEE SHEET 19

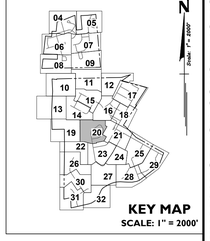
MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 23

WPA-24
1.51 Ac

WRA-26
0.56 Ac



PRELIMINARY NOT FOR CONSTRUCTION

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GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

NGVD 29
NAD 83

QUALIFIED PROFESSIONAL CERTIFICATION

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 20 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP Overall 04-27.dwg, Sheet1.dwg

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 25

LC-2
0.24 Ac

CLEAR-17
2.37 Ac

WRA-27
0.19 Ac

WRA-28
0.58 Ac

WPA-33
2.94 Ac

WPA-34
0.40 Ac

C-FP-16
0.01 Ac

Ingress/Egress Easement L.8763 F.341 (To Be Removed or Modified)

Right of Entry Agreement L.8984 F.52

S44°34'05"E 499.78'

MNCP&PC L.21116 F.196

SGW-08

SGW-08

ST-9

ST-10

N07°07'29"E 83.47'

CRYSTAL CASCADE DRIVE

STONEMASON DRIVE

72' PUBLIC ROW

FALLSBROOK ROAD

53' PUBLIC ROW

FLAGSTONE LANE

PART OF PARCEL R2

PARCEL R

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 20 LOT 21 LOT 22

10' PUE

6' SIDEWALK

5' SIDEWALK

LOD

WB

W

T2B

PPF

FP

ACCESS RD

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
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GRAPHIC SCALE
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1 INCH = 30 FT

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PLAN SHEET

SCALE: 1" = 30'
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DATE: MAY 2026
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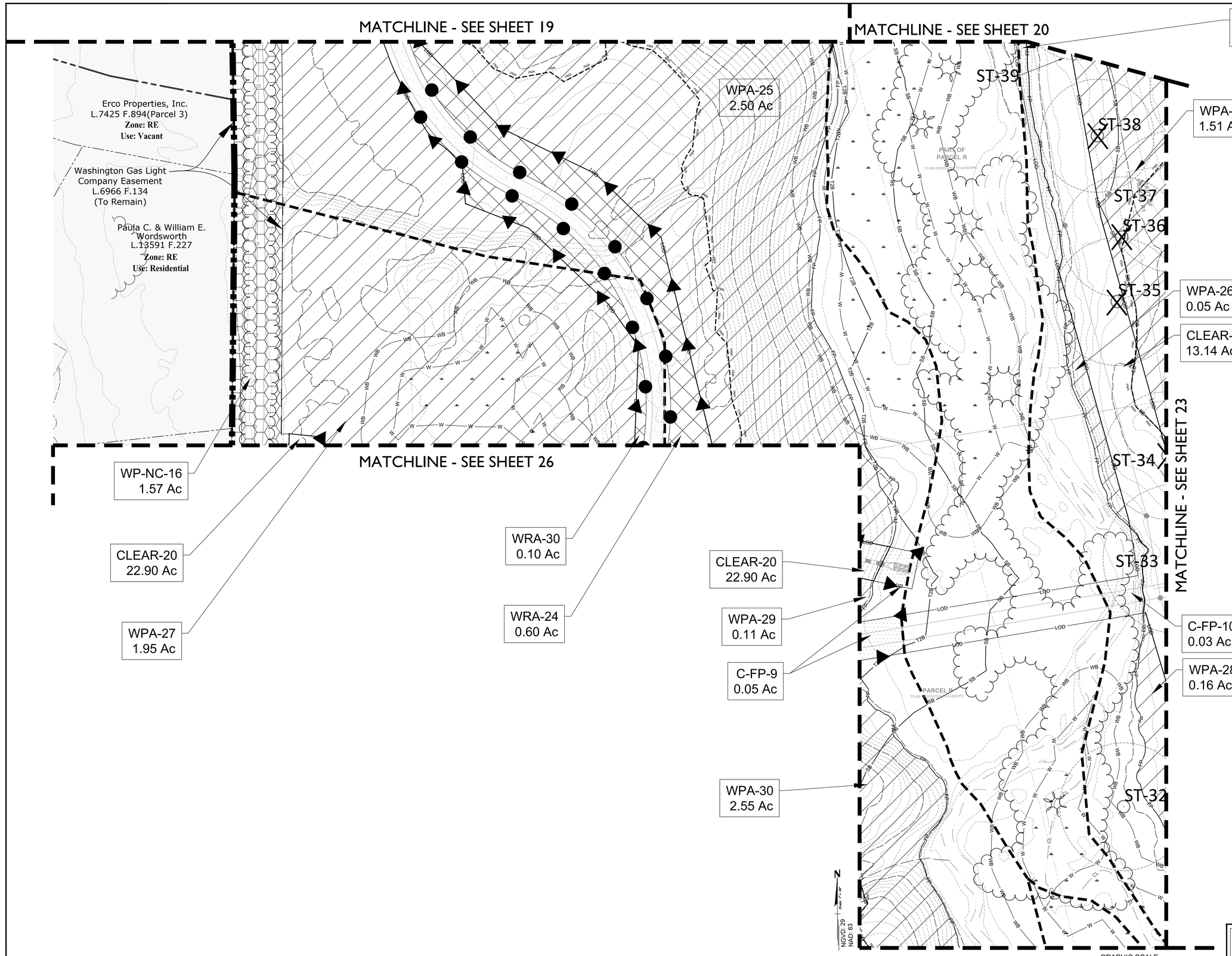
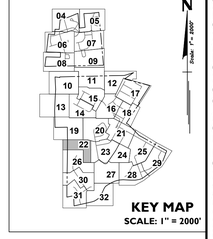
SHEET No. 21 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plat Plans\Environmental\TCP2-SDP Overall 04-27 Plan Sheets.dwg





PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26				

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

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8800 N. Gainey Center Dr, Suite 345
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Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____

BY _____ DATE _____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No. TCP2-2026-0032
SHEET No. 22 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP-Overall-04 - 32 Plan Sheets.dwg
Mon, 2026/05/01 - Charlie Howe - 12:51:11 PM EDT

PRELIMINARY NOT FOR CONSTRUCTION

WPA-24
1.51 Ac

WRA-26
0.56 Ac

WRA-29
0.14 Ac

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 27

ST-44
ST-45
ST-46
ST-47
ST-48
ST-37
ST-36
ST-35
ST-49
ST-50
ST-51
ST-34
ST-33
ST-54
ST-52
ST-55
ST-53
ST-56
ST-58
ST-57
ST-32
ST-59
ST-60
ST-62
ST-61
ST-63
ST-64
ST-65
ST-67
ST-66
ST-70
ST-69

CRYSTAL CASCADE DRIVE

BEDROCK LANE

FALLS BROOK ROAD

T.M.144 P.0188 - Par. #11-1189182 (6306 Accokeek
T.M.144 P.0086 - Par. #11-1189190 (6500 Accokeek Rd)
T.M.144 P.0157 - Par. #11-1161199 (6600 Accokeek Rd)
T.M.144 P.0000 - Par. #11-1189109 (6900 Accokeek Rd)
T.M.144 P.0000 - Par. #11-1137017 (6910 Accokeek Rd)
T.M.144 P.0000 - Par. #11-1189091 (6920 Accokeek Rd
T.M.144 P.0000 - Par. #11-1137025 (6940 Accokeek R
T.M.144 P.0000 - Par. #11-1189141 (6980 Accokeek
T.M.144 P.0000 - Par. #11-1189323 (13535 Brandywi

Walton Maryland, LLC

PARCEL O
L.35214 F.42
10,053,668 Sq. Ft. or 230.80047 Ac

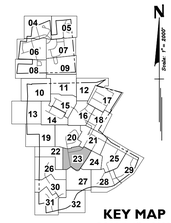
(Property Two, Four and Five and P/O Remaining Properties
6910, 6920, 6940 & 6980 Accokeek Road and #135

The entire po
property that
the PEPC
subject t
of

Th
D

CLEAR-15
13.14 Ac

WPA-28
0.16 Ac



NGVD 29
NAD 83

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
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- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

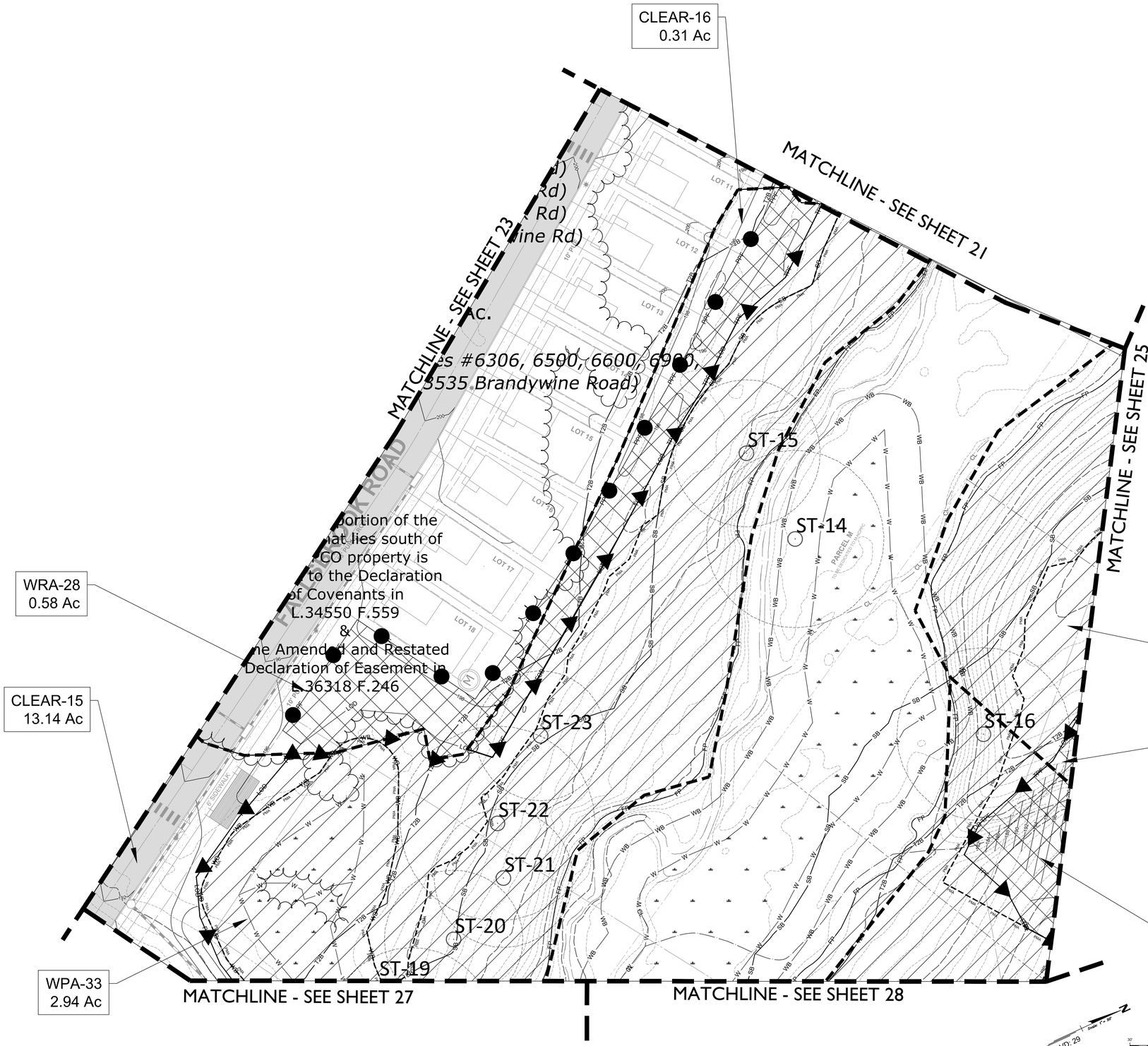
RELEASE FOR
BY DATE

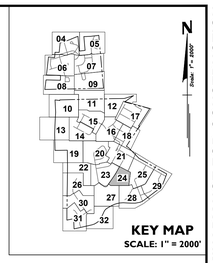
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No. TCP2-2026-0032
SHEET No. 23 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP-Overall_04 - 32 Plan Sheets.dwg

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
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- PR. FACE OF CURB
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- PR. ROAD PAVEMENT
- PR. SEWER
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- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

REVISION	DATE

REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No. TCP2-2026-0032
SHEET No. 24 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDR Overall 04 - 32 Plan Sheets.dwg

PRELIMINARY NOT FOR CONSTRUCTION

CLEAR-17
2.37 Ac

WRA-27
0.19 Ac

WPA-34
0.40 Ac

WPA-35
4.23 Ac

WRA-31
0.91 Ac

C-FP-15
0.49 Ac

CLEAR-19
26.69 Ac

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 29

MORNING DEW DRIVE

WHETSTONE COURT

STONEMASON DRIVE

PART OF PARCEL B83

PARCEL L1

PARCEL L2

PARCEL L3

PARCEL L4

PARCEL L

MBR-9D

MBR-10D

Right of Entry Agreement L.8984 F.52 (To Be Removed or Modified)

Ingress/Egress Easement L.8763 F.341 (To Be Removed or Modified)

Ingress/Egress Easement L.8763 F.341

MNCP&PC L.21116 F.196
Use: Open Space
Zone: RR

S60°39'33"E 1034.90'

NGVD: 29
NAD: 83

GRAPHIC SCALE
30 0 15' 30' 60' 120
1 INCH = 30 FT

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- TPF — PR. TEMPORARY TREE PROTECTION FENCE
- PPF — PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: Date: 05/01/2026

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No. TCP2-2026-0032
SHEET No. 25 OF 34

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5/5/2026 10:08:03 AM EDT

MATCHLINE - SEE SHEET 22

WPA-27
1.95 Ac

WPA-25
2.50 Ac

WRA-24
0.60 Ac

WRA-30
0.10 Ac

WRA-41
0.10 Ac

WPA-29
0.11 Ac

WPA-30
2.55 Ac

CLEAR-15
13.14 Ac

MATCHLINE - SEE SHEET 23

Joann Credle
L.23682 F.149
Zone: RE
Use: Residential

Terrah A. Dews
L.29640 F.121
Zone: RE
Use: Residential

shington Gas Light
ompany Easement
L.6966 F.134
(To Remain)

Harold A. Gordon &
Vivian J. Montgomery
L.20875 F.210
Zone: RE
Use: Residential

Washington Gas Light
Company Easement
L.6966 F.134

/W
2 P.No.95

Church Road
50' Wide Public R/W

COLDSPRING LANE
59' PUBLIC ROW

SGW-4C

PARCEL 14

PARCEL 13

PARCEL 1
(TO BE DEDICATED TO M-NCPPC)

LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24

10' TRAIL

6' SIDEWALK

10' PUE

ST-122

ST-123

ST124

ST-31

ST-73

ST-30

CLEAR-20
22.90 Ac

WP-NC-16
1.57 Ac

WPA-31
0.67 Ac

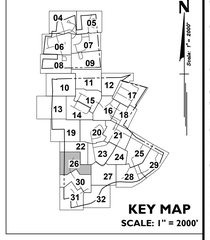
C-FP-11
0.12 Ac

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 27

N
NGVD: 29
NAD: 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT



KEY MAP
SCALE: 1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
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- EX. FLOODPLAIN
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- PR. WOODLAND PRESERVATION SIGN
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Signed: _____ Date: 05/01/2026

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 26 OF 34

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SDP-2025-0015-A3646, Plans - Type 1 (1/1) 5/1/2026 8:47:57 AM

PRELIMINARY NOT FOR CONSTRUCTION

WP-NC-21
0.10 Ac

C-FP-11
0.12 Ac

C-FP-13
0.01 Ac

WPA-36
5.69 Ac

C-FP-14
0.46 Ac

WRA-32
0.20 Ac

CLEAR-15
13.14 Ac

WPA-33
2.94 Ac

WPA-35
4.23 Ac

WRA-31
0.91 Ac

CLEAR-19
26.69 Ac

WP-NC-24
0.16 Ac

WP-NC-24
0.16 Ac

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 32

FALLSBROOK ROAD

ST-65 ST-66 ST-67 ST-68 ST-69 ST-73 ST-74 ST-25 ST-26 ST-24 ST-27 ST-17 ST-18 ST-19 ST-20

LOT 21 LOT 22 LOT 23 LOT 24 LOT 25

PARCEL D

PARCEL J
TO BE DEDICATED TO M-NCPPC

PART OF PARCEL A

SGW-11B

WSSC R/W
L.3694 F.440
Part 1

WSSC R/W
L.3694 F.440
Part 2

L=286.64'
R=710.00'

Accokeek Road
(MD Rotte 373)
Variable Width Public R/W

10' PUE

5' SIDEWALK

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

NGVD: 29
NAD: 83

GRAPHIC SCALE
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

REVISION	DATE

REVISION	DATE

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 27 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP Overall\04_27 Plan Sheets.dwg
SDP-2025-0012_CASE#_Plans - 10/01/2025 13:30:57

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 29

WPA-35
4.23 Ac

CLEAR-19
26.69 Ac

WRA-31
0.91 Ac

WP-NC-24
0.16 Ac

ST-1

ST-2

WHETSTONE COURT
(PUBLIC ROW)

MORNING DEW DRIVE
(53' PUBLIC ROW)

GRANITE C...
(15' ROW)

SGW-1D

MBR-3D

MBR-4D

MBR-8D

PARCEL J1

PARCEL J2

PARCEL J3

PARCEL K

Secondary Entrance Sign

L=222.94'
R=1240.00'
N86°00'30"W 139.57'
L=291.08'
R=840.00'
L=168.96'
R=450.00'

Accokeek Road
(MD Route 373)
Variable Width Public R/W

Millville Quarry, Inc.
L.16268 F.161
(Parcel 2)

Zone: RR
Use: Vacant

NGVD: 29
NAD: 83

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
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- PR. R.O.W.
- PR. SIDEWALK
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- PR. ROAD PAVEMENT
- PR. SEWER
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- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
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- WOODLAND CLEARED
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- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.
Signed: Date: 05/01/2026
Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26				

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	BY	DATE
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DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No. TCP2-2026-0032
SHEET No. 28 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP Overall 04_32 Sht_Sheet.dwg
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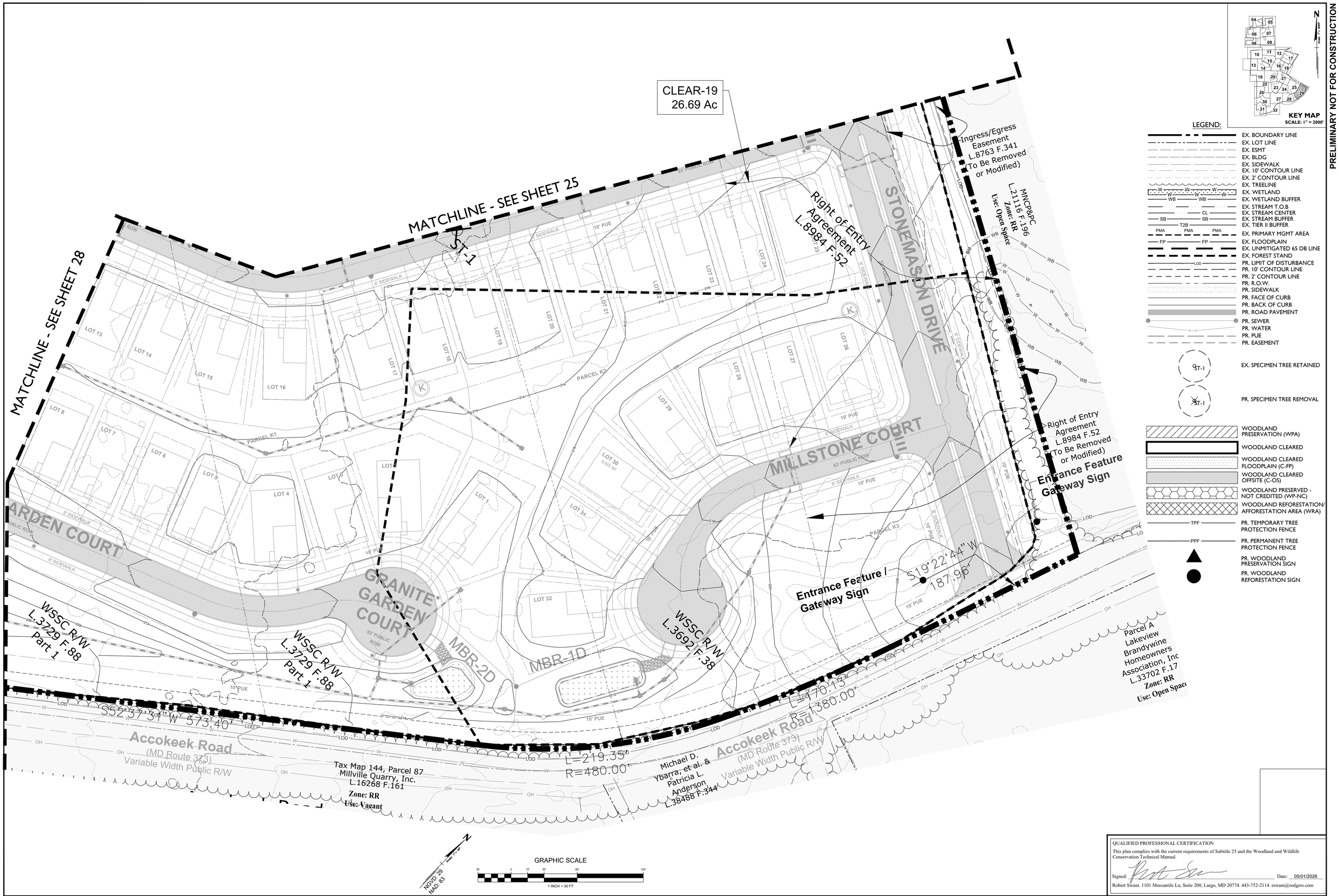
PRELIMINARY NOT FOR CONSTRUCTION



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- PR. WOODLAND REFORESTATION SIGN

NOVD 29
NAD 83

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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REVISION	DATE

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BY_____ DATE ____

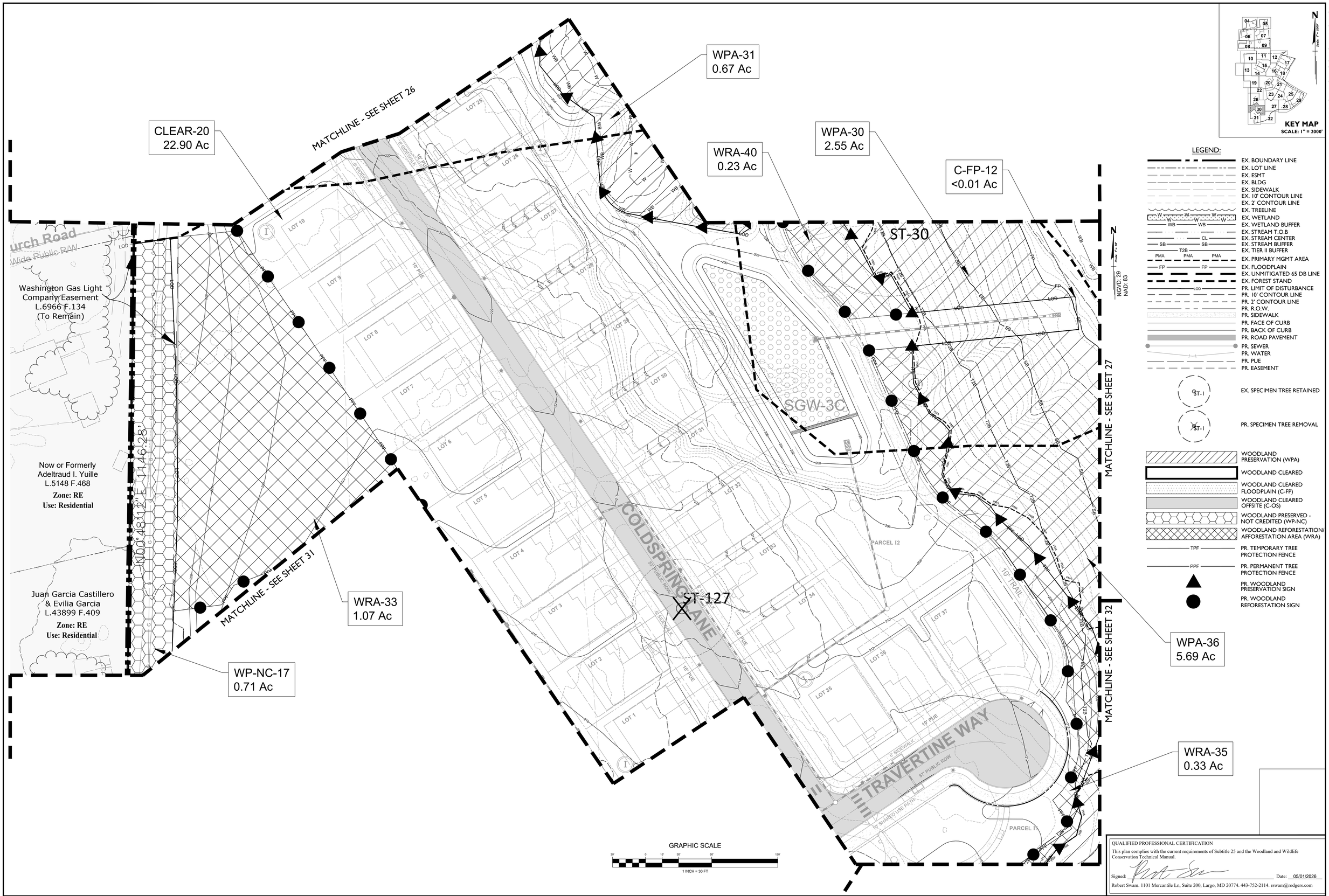
TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No. TCP2-2026-0032
SHEET No. 29 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP Overall 04 - 32 Plan Sheets.dwg
SDP-2025-0015_08832P5 - Plans - 102 of 137 32 of 137

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

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- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- TPF — PR. TEMPORARY TREE PROTECTION FENCE
- PPF — PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26				

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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832P5
DATE:	MAY 2026
TCP No.	TCP2-2026-0032
SHEET No.	30 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-SDP Overall\04_32 Plan Sheets.dwg
Saved: 4/23/2026 8:38:03 AM EDT By: rswam
Last Plotted: 4/24/2026 8:37:59 AM EDT By: rswam

PRELIMINARY NOT FOR CONSTRUCTION

NGVD: 29
NAD: 83

Danielle Renee White
L.40781 F.510
Zone: RE
Use: Residential

Washington Gas Light Company Easement
L.6966 F.134
(To Remain)

Cecelia J. Gullickson & Candy L. Purser, et al.
L.14679 F.93
Zone: RE
Use: Residential

McKay Road
50' Wide Public R/W

Juan Garcia Castillero & Evilia Garcia
L.43899 F.409
Zone: RE
Use: Residential

WP-NC-17
0.71 Ac

WPA-37
0.25 Ac

WRA-36
0.39 Ac

Shenjun Jiang & Weiqing Gu
L.41697 F.138
Zone: RE
Use: Residential

S77°13'39"W 231.30'

SMECO R/W
L.2173 F.201
(presumed location)

CLEAR-20
22.90 Ac

LC-3
0.16 Ac

N02°10'11"W 334.62'

EX. STRUCTURE TO BE REMOVED

MATCHLINE - SEE SHEET 30

WRA-33
1.07 Ac

WSSC R/W
L.3729 F.88
Temp. Const. Esmt.

SMECO R/W
L.1948 F.244
(presumed location)

Secondary Entrance Sign

Accokeek Road
(MD Route 373)
Variable Width Public R/W

SUNSTONE COURT
55' PUBLIC ROW

TRAVERTINE WAY
57' PUBLIC ROW
10' SHARED USE PATH

CMP1 20IN 208.85'

CMP1 20IN 227.09'

SGW1 CLEAR

ST-125

ST-126

Aggregate Industries Land Company, Inc.
Zone: RR
Use: Vacant

S77°12'45"W 60.00'

WRA-39
0.29 Ac

MATCHLINE - SEE SHEET 32

WRA-34
0.22 Ac

WPA-36
5.69 Ac

KEY MAP
SCALE: 1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
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- WOODLAND PRESERVATION (WPA)
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- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: _____ Date: 05/01/2026

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REVISION	DATE
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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE _____

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 31 OF 34

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Environmental\TCP2-PDR Overall 04 - 32 Plan Sheets.dwg

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 31

WRA-35
0.33 Ac

WRA-34
0.22 Ac

WRA-35
0.33 Ac

C-FP-14
0.46 Ac

WSSC R/W
L.3694 F.440
Part 3

WP-NC-23
0.15 Ac

WPA-36
5.69 Ac

Aggregate Industries
Land Company, Inc.
Zone: RR
Use: Vacant

S60°33'33"W
161.20'
L=168.59'
R=270.00'

S24°46'57"W
194.45'

Accokeek Road
(MD Route 373)
Variable Width Paving
Assumed 40' Wide Public R/W
Evidence of dedication or
conveyance not provided

WRA-37
0.04 Ac

WP-NC-22
0.12 Ac

WRA-39
0.29 Ac

SMECO R/W
L.1170 F.418
&
L.1377 F.231
sumed location)

ST-29

ST-28

SMECO R/W
L.4754 F.188
(presumed location)

WSSC R/W
L.3729 F.88
Part 2

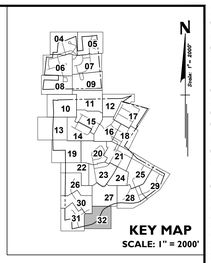
L=402.63'
R=440.00'

Accokeek Road
(MD Route 373)
Variable Width Public R/W

WRA-38
0.04 Ac

CLEAR-20
22.90 Ac

Aggregate Industries
Land Company, Inc.
Zone: RR
Use: Vacant



LEGEND:

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- EX. ESMT
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- PR. WOODLAND REFORESTATION SIGN

PRELIMINARY NOT FOR CONSTRUCTION

GRAPHIC SCALE
1 INCH = 30 FT

NGVD: 29
NAD: 83

QUALIFIED PROFESSIONAL CERTIFICATION

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BY DATE

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832P5
DATE: MAY 2026
TCP No. TCP2-2026-0032
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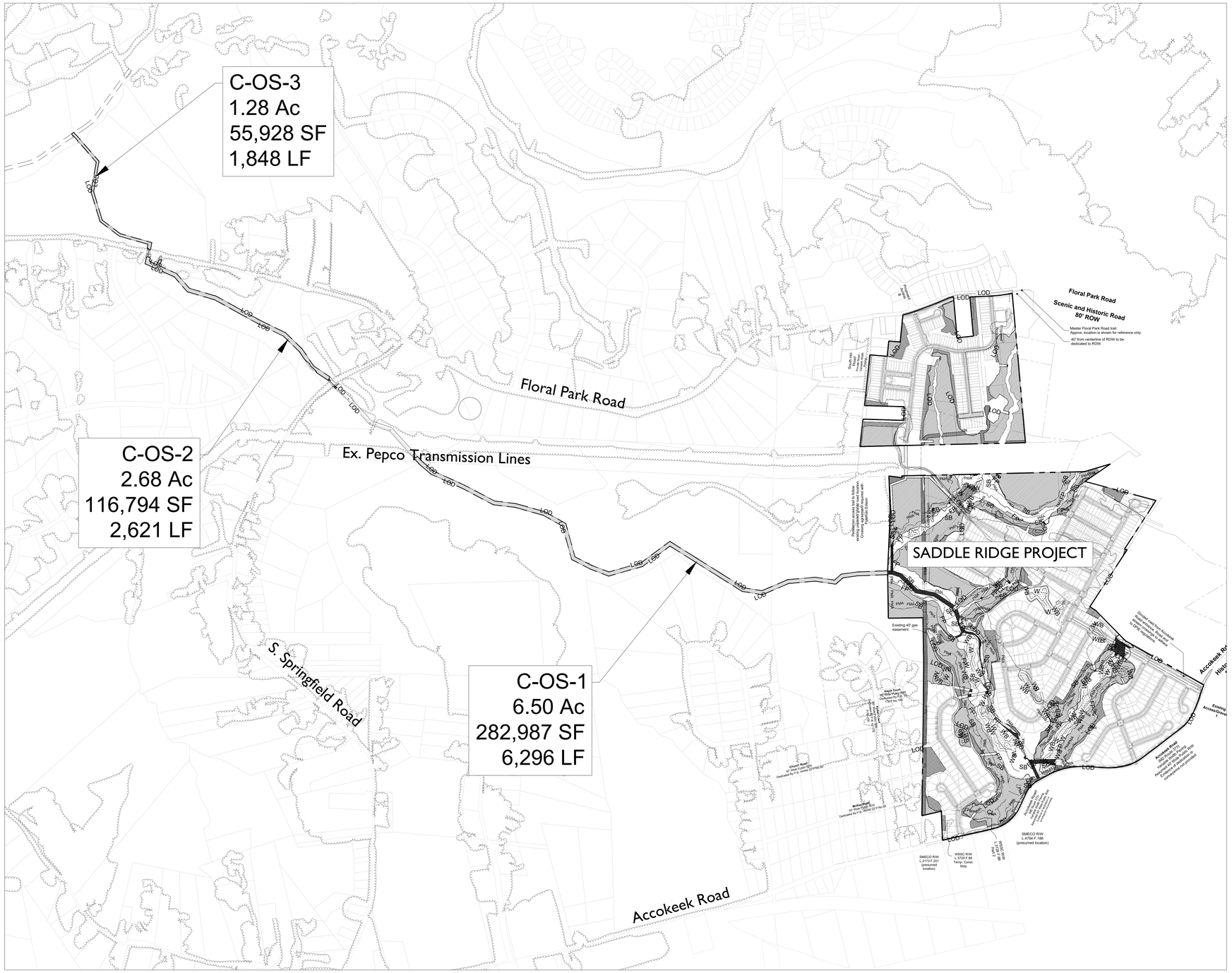
OFF-SITE FOREST CLEARING EXHIBIT

FOR OFF-SITE SEWER CONNECTION



N

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- PROPOSED LOD
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
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- EX. STREAM T.O.B
- EX. STREAM CENTER
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND CLEARED OFFSITE (C-OS)
- WOODLAND PRESERVED - NOT COUNTED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA(WRA)

Cleared-Offsite			
Number	Ac	SF	LF
C-OS-1	6.50	282,987	6,296
C-OS-2	2.68	116,794	2,621
C-OS-3	1.28	55,928	1,848
TOTAL	10.46	455,709	10,765

GRAPHIC SCALE

500' 0 250' 500' 1000' 2000'

1 INCH = 500 FT

NOTE: This Tree Conservation Plan TCP2-2026-0032 is for on-site impacts, but accounts for off-site woodland clearing acreage for the woodland conservation worksheet. Any impacts to specimen trees within this alignment should be avoided. All wetland, wetland buffer, or stream impacts must receive approval from the Maryland Department of the Environment through the permit process.

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

APPLICANT / DEVELOPER:

D.R. HORTON, INC.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Michael Slavotinek
Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN
OFFSITE SEWER LINE

SCALE: 1"=500'
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 33 OF 34

PRELIMINARY NOT FOR CONSTRUCTION

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Type 2 TCP NOTES:

1. This plan is submitted to fulfill the woodland conservation requirements for SDP-XXXXX. If SDP-XXXXX expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $9.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Environmental Strategy Area Two (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George's 2035 Approved General Plan and is zoned LCD.
7. The site is adjacent to Accokeek Road and Floral Park Road, which are both designated historic roadways.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
10. Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber XXX Folio XXX. Revisions to this TCP2 may require a revision to the recorded easement.

Tree Preservation and Retention Notes

6. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
7. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
8. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
9. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
10. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

11. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
12. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
13. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permitee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground
14. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
15. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permitee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
16. If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
17. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
18. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
19. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

Afforestation and Reforestation Notes

1. All afforestation and reforestation bonds, based on square footage, shall be posted with the County prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
2. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
3. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
4. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
5. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
6. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
7. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
8. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
9. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated $9.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

1. Quantity: See plant schedules
2. Type: See plant schedules
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long, No more than twenty –five percent (25%) of the root system (both primary and auxiliary/fibrous roots shall be present. Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected. Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor. If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
4. Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading /building permits and/or reaching the final grades and stabilization of planting areas.
6. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
9. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
11. Planting method: Consult the Planting Detail(s) shown on this plan.
12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each plating site (see detail shown on this plan).
13. Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
14. Mowing: No mowing shall be allowed in any planting area.
15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
16. Source of Seedlings: TBD.

Four-Year Management Plan for Re/Afforestion Areas

Field check the re-afforestation area according to the following schedule:

Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

Year 4: Reinforcement planting if needed. (See Note 2)
Survival check (September –November)

1. Survival Check: Check planted stock against plant list (or as- built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.

2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.

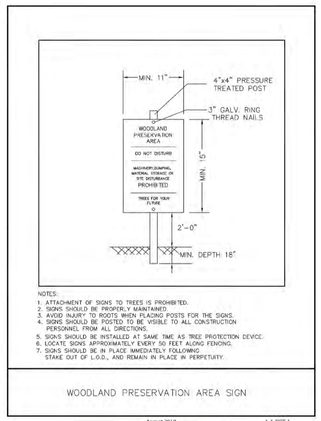
3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

Offsite Mitigation Note

1. Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

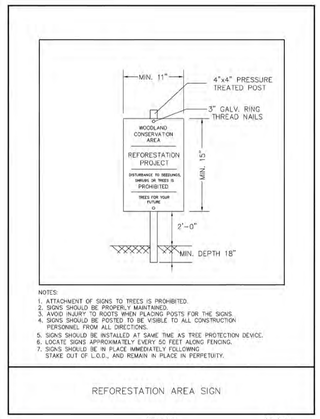
Post Development Notes

1. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
2. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
3. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
4. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant
5. The use of any herbicide shall be done in accordance with the label instructions.
6. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



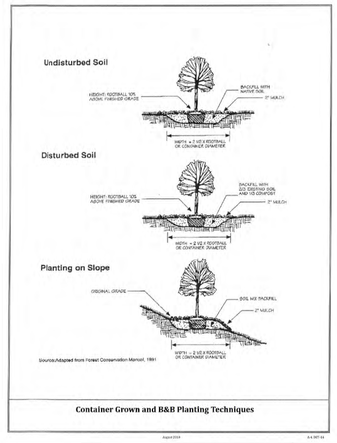
WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DET-1



REFORESTATION AREA SIGN

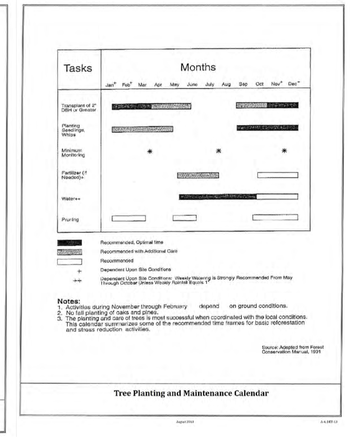
August 2010 A-4, DET-2



Source:Adapted from Forest Conservation Manual, 1991

Container Grown and B&B Planting Techniques

August 2010 A-4, DET-10

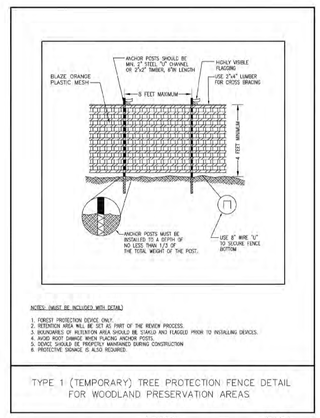


Notes:
1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and shows resolution activities.

Source: Adapted from Forest Conservation Manual, 1991

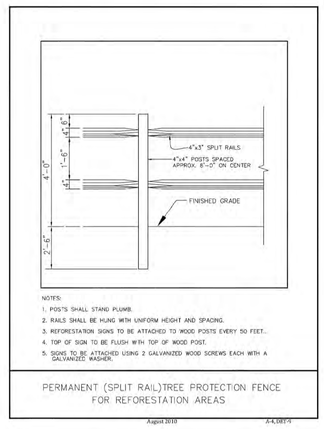
Tree Planting and Maintenance Calendar

August 2010 A-4, DET-11



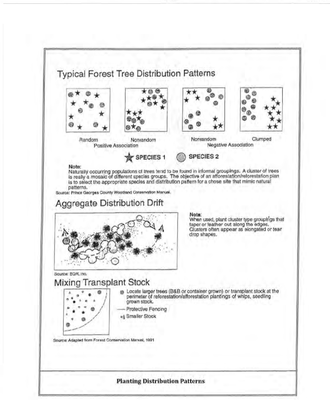
TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-4



PERMANENT (SPLIT RAIL)TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010 A-4, DET-5



Planting Distribution Patterns

August 2010 A-4, DET-12

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 05/01/2026

Robert Swam. 1101 Mercantile Ln, Suite 200, Largo, MD 20774. 443-752-2114. rswam@rodgers.com

REVISION	DATE
ADDRESSING SDRC COMMENTS	05/01/26

APPLICANT / DEVELOPER:

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Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN
NOTES & DETAILS

SCALE: N/A
JOB No. 0832P5
DATE: MAY 2026
TCP No.: TCP2-2026-0032
SHEET No. 34 OF 34

PRELIMINARY NOT FOR CONSTRUCTION

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Additional Back-up

For

SDP-2025-0015
Saddle Ridge

Saddle Ridge
SDP-2025-0015

The Applicant's requested revisions to recommended findings and conditions are as follows:

* * * * * * * * *

FINDINGS

* * * * * * * * *

[Pages 4-5]

2. Development Data Summary:

	EXISTING	EVALUATED
Zone	LCD	R-S
Use	Vacant	Single-family Detachedand Attached Dwellings
Total Gross Acreage	289.36	289.36
Floodplain Acreage	33.24	33.24
Total Net Acreage	~~256.12~~272.74	~~256.12~~ 272.74
Lots	10	703
Parcels	8	96
Gross Floor Area (square footage)	0	6,032 (clubhouse)
Total Dwelling Units	0	**703**
Single-family detached	0	450
Single-family attached	0	253

Parking Data (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking	Required	Provided
Single-family detached at 2 x 450 units	900	1,350*
Townhouse units at 2.04 x 253 units	517	709**
Community building (Clubhouse)***	40	43***
Tennis Court	8	27***
On-street parking	-	~~129~~133****
Total Parking Provided	1,546	**~~2,258~~2,262**

Notes: *In addition to a two-car garage, the driveway of each single-family detached unit can accommodate one additional parking space. All parking spaces are standard size(9.5 feet by 19 feet).

**In addition to a one- or two-car garage, the driveway of each single-family attached home can accommodate one additional parking space. All parking spacesare standard size (9.5 feet by 19 feet).

***Parking spaces for the community building and tennis court are of standard size (9.5 feet by 19 feet). Among 43 spaces for the community building, one is a standardhandicap-accessible space and one is a van size handicap-accessible space. Among 27 spaces for the tennis court, one is a standard handicap-accessible space and one is a van size handicap-accessible space.

****All ~~129~~ 133 on-street parking spaces are standard size (9.5 feet by 19 feet), whichare shown on Sheets 06, 08, 10, 11, 18, and 19 of the site plan.

* * * * * * * * *

[Page 8]

6. Design Features:

* * * * * * * * *

Lighting
The subject SDP application includes one type of pole-mounted lighting, with details. Thislighting fixture type is for the private roads and parking area of the proposed clubhouse. The submitted photometric plans also show adequate lighting for the areas where these light fixtures are located. No light fixtures are provided in the homeowners association (HOA) open space, on trails, or in amenity areas because these areas are intended for use from ~~dusk to~~ dawn to dusk. Finally, installation of light fixtures along public rights-of-way (ROW)throughout the site will be the responsibility of the operating agency.

* * * * * * * * *

COMPLIANCE WITH EVALUATION CRITERIA

* * * * * * * * *

[Page 25]

15. 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: This property is subject to the provisions of the Woodland and Wildlife HabitatConservation Ordinance effective prior to July 1, 2024 (2010 WCO), pursuant to Section 25-119(g) of the WCO. Specifically, the proposed development was the subject of approved TCP2-011-2024, which was accepted for review on or before June 30, 2024. TheTCP2 submitted with this application, TCP2-2026-0032, is an amendment to TCP2-011-2024. It may continue to be reviewed under the 2010 WCO because it is a minorrevision in accordance with Subsection 25-119(c)(4)(A) of the WCO.

The overall site contains a total of 202.91 acres of net tract woodlands, 29.24 acres of wooded floodplain, and has a woodland conservation threshold of 51.22 acres (20 percent/prior zoning R S). The development proposes to clear 125.3~~7~~6 acres of woodland in the net tract, 2.74 acres of wooded floodplain, and 10.46 acres of off-site clearing, resulting in a woodland conservation requirement of 95.7~~3~~6 acres. The off-site woodland clearing is to connect to the nearest existing sewer line. The TCP2 and woodland conservation worksheetproposes 72.0~~1~~2 acres of on-site preservation, 14.40 acres of reforestation, 0.68 acres of landscape credit, and ~~9.32~~ 8.66 acres of off-site woodland credits, for a provided woodland conservation of 95.7~~3~~6 acres.

This application is proposing to increase the off-site mitigation to ~~9.32~~ 8.66 acres. The PPS approved 3.68 acres of off-site mitigation. Since this approval, The Washington Suburban Sanitary Commission (WSSC) requested that the on-site sewer line easement increase by 15 feet to allow installation and maintenance of the sewer line. Clearing for this on-site areahas increased by 0.73 acre and clearing for the off-site sewer line has increased by 3.23 acres. This proposed increase of on-site clearing with this SDP still maintains its grandfathering, as a minor revision, because the additional easement area, and therefore the plan revisions, result from a governmental requirement.

Technical revisions to the revised TCP2 are required and included in the conditions listed inthe Recommendation section of this technical staff report.

* * * * * * * * *

17. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findingsare summarized, as follows:

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h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)—**In a memorandum dated May 15, 2026 (DeGuzman to Myerholtz), the Site/Road Plan Review Division of DPIE noted that this SDP does notfully match the conditionally approved site development concept and provided a listof comments that are to be addressed at the time of site development fine grading permit. SDP-2025-0015 exhibits major similarities, consistent with the SWM approved with Site Development Concept Plan 24297-2023, which will expire on May 8, 2027. All conditions noted on the site development concept approval letter and all necessary waivers will need to be addressed, at the time of permitting. Further, and notwithstanding, in an email dated May 18, 2026, Mr. DeGuzman, Associate Director of DPIE, confirmed that "the proposed roadway sections are acceptable."

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RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2025-015 and Type 2 Tree Conservation Plan TCP2-2026-0032 for Saddle Ridge, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant and the applicant'sheirs, successors and/or assignees shall:

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d. ~~Revise the parcel labeling of the Gentle Knoll Court private right-of-way on Sheets 9 and 11, shown as both Parcel D4 and E5, to reflect the same parcel number and add the area of that parcel.~~ Add the missing parcel line north of Twilight Court on Sheet 11 to accurately divide Parcel D4 and Parcel E5, and add the area for each parcel.

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k. Remove the area of road dedication from the Parcel Chart on the coversheet and add the total number of parcels, provided with this SDP, as 9~~5~~6 parcels

l. Revise the SDP to show the full extent of the required deceleration lane along MD 373 (AccokeekRoad), unless modified with written correspondence from the operating agency.

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~~n. Revise the Trails exhibit to re-label Phase 3 to Phase 2~~

~~o. Submit construction drawings of the master-planned trail, including modifications to the trail alignment and construction timing, for approval by the Prince George's County Department of Parks and Recreation.~~

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q. Remove the recreational facility value calculation formula from Sheet 33 of the landscape plan and provide the total number of the proposed dwellings and the required value of recreation facilities.

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3. Prior to approval of any final plat for parcels inclusive of the master plan trail, the applicant shall submit the construction drawings of the master plan trail to the Prince George's County Department of Parks and Recreation for approval.

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KEY:
Underline indicates language added to findings/conditions;
~~Strikethrough~~ indicates language deleted from findings/conditions;
Asterisks *** indicate intervening existing findings/conditions that remain unchanged; and
[Brackets] indicate page numbers where the text can be found in the Technical Staff Report.